

HERITAGE STATEMENT

PROPOSED ALTERATIONS AND REPAIRS

AT

26 CASTLE STREET

CLITHEROE

LANCASHIRE

BB7 2BX

NGR: SD 74350 41812



Job Ref: 6630

Doc Ref: HS-2.0 Date of Issue: 25.03.2024



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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of applications for Planning Permission and Listed Building Consent for the following:

- Proposed repairs to the fabric of the building
- Proposed replacement shop frontage
- Alterations to the ground floor to create additional retail space

The building appears to have 17th century origins and is a grade II listed building, whilst also being situated in the Clitheroe Conservation Area, both of which are designated heritage assets.

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed building will be included to determine its significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building.

It is produced in response to policies set out in Paragraph 200 of the National Planning Policy Framework, 2023 which states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.¹

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following:

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

- Lancashire Library Catalogue

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

I.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

I.5 PREVIOUS INVESTIGATIONS

No previous significant appraisals or investigations appear to have been undertaken regarding the origins and development of 26 Castle Street.

I.6 ACKNOWLEDGEMENTS

We would Like to thank our client, the Trustees of the Standen Settlement, for this commission.

SECTION 02

SITE ASSESSMENT

2.1 SITE LOCATION AND DESCRIPTION

26 Castle Street stands at NGR: SD 74350 41812, within the town centre of Clitheroe, in the Ribble Valley Borough of Lancashire. The building forms part of the commercial frontage of Castle Street and is prominently sited at the south end of the street, on its east side.

The buildings current use is largely that of a newsagents, with a former barber shop present to the rear unit, whilst the first floor is a former retail shop, both of which are now vacant. The building has little in the way of curtilage and its boundaries are defined by adjoining buildings, and the alleyway leading to swan courtyard to the northeast, with the Swan and Royal Hotel located on the opposite side of the alleyway.

2.2 BUILT FORM ANALYSIS

Exterior

The building is a single-fronted, two-story building, with a basement beneath the rear. It appears to be of solid stone wall construction, likely comprising of an inner and outer leaf of stonework and a rubble and mortar core. The first floor of the front northwest elevation and the southwest elevations have a finish of a painted cement render finish, whilst the northeast elevation is also largely rendered. The building sits under two dual pitched roofs, which form a valley and with an intersecting roof to the rear. The roof has a mixture of modern concrete tile and natural slate roof coverings. A brick-built chimney and a stone-built chimney are located to the gable ends of the two dual pitched roofs. A timber shop frontage occupies the ground floor of the northwest and southwest elevations, with an awning above on the northwest elevation. Historical photos of the building would suggest that the shop frontage is not original, but a later replacement or significantly altered and that the southeast elevation never originally had a shop window. Above the shop frontage on both sides is a single window opening. The window opening on the southwest elevation is a late 19th century / early 20th century insertion, matching the proportions of the window to the northwest elevation. The windows are two over two, timber sliding sash windows in a late 19th century style but are not original to the building.

The northeast elevation has three ground floor window openings, possibly later insertions, containing multi-paned timber casement windows. A single window opening, lies above at first floor level, with painted plain stone surround,

and a timber, six over, six, sliding sash window with horns. To the east corner of the building lies a back porch, consisting of a stone column and two timber lintels above, with an external doorway leading to the rear of the newsagents. To the rear section of the northeast elevation, lies the basement doorway, with a 17th century chamfered stone head and jambs. A modern formed doorway, with concrete head and jambs, provides the only means of access to the first-floor former shop unit. The windows to the rear section of the northeast elevation are comprised of a single fixed multi-paned window to the rear porch, and four 6 over 6 timber sliding sashes, two of which have horns.

Interior

The basement is comprised of two units and is accessible from the external doorway only and lies beneath the rear former barbershop and the existing stair access unit leading to the first floor. The ground floor is comprised of the main shop unit to the northeast end and a further two units to the rear, which are largely used for storage, but were formerly one unit but have been sub-divided by a modern timber partition. The central unit contains a small kitchenette, which contains a fireplace indicating the former domestic use of this area. At first floor level internal walls have been removed to create a large open plan space often required of retail spaces. The interior of the building contains very few features of interest, likely as a result of past incremental change owed to various refurbishments and changes of use.



PL01: View of 26 Castle Street from the northwest.



PL02: View of 26 Castle Street from the southeast.



PL03: View of 26 Castle Street from the east.



PL04: View of the 17th century basement doorway to the northeast elevation.



PL05: View of 26 Castle Street from the east.



PL06: View in the northwest basement unit looking southwest.



PL07: View in the southeast basement unit looking southwest.



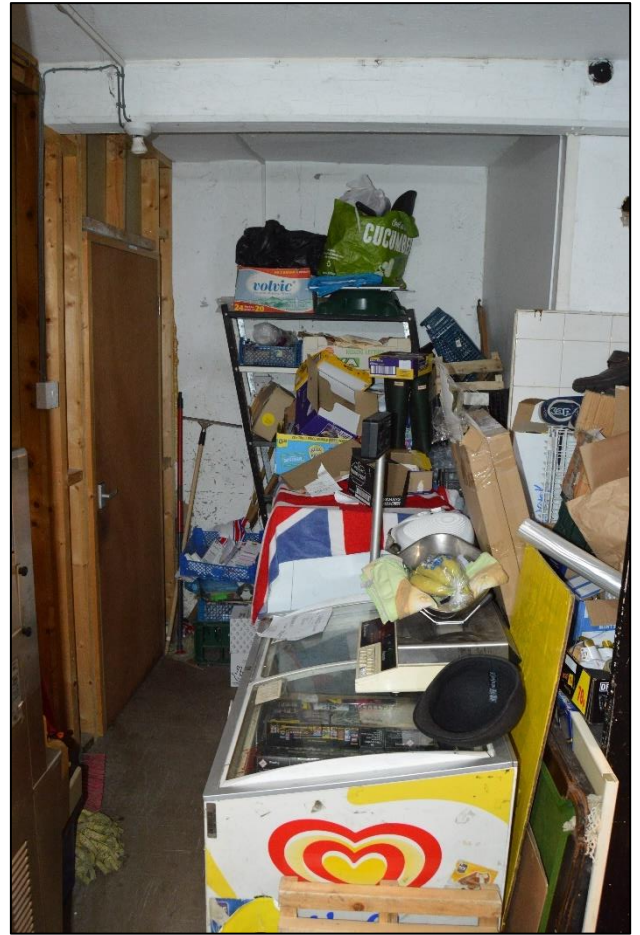
PL08: View within the ground floor shop unit looking northwest.



PL09: View within the ground floor shop unit looking southeast.



PL10: View within the central shop unit looking northeast.



PL11: View within the central shop unit looking southwest.



PL12: View of fireplace to the ground floor central shop unit.



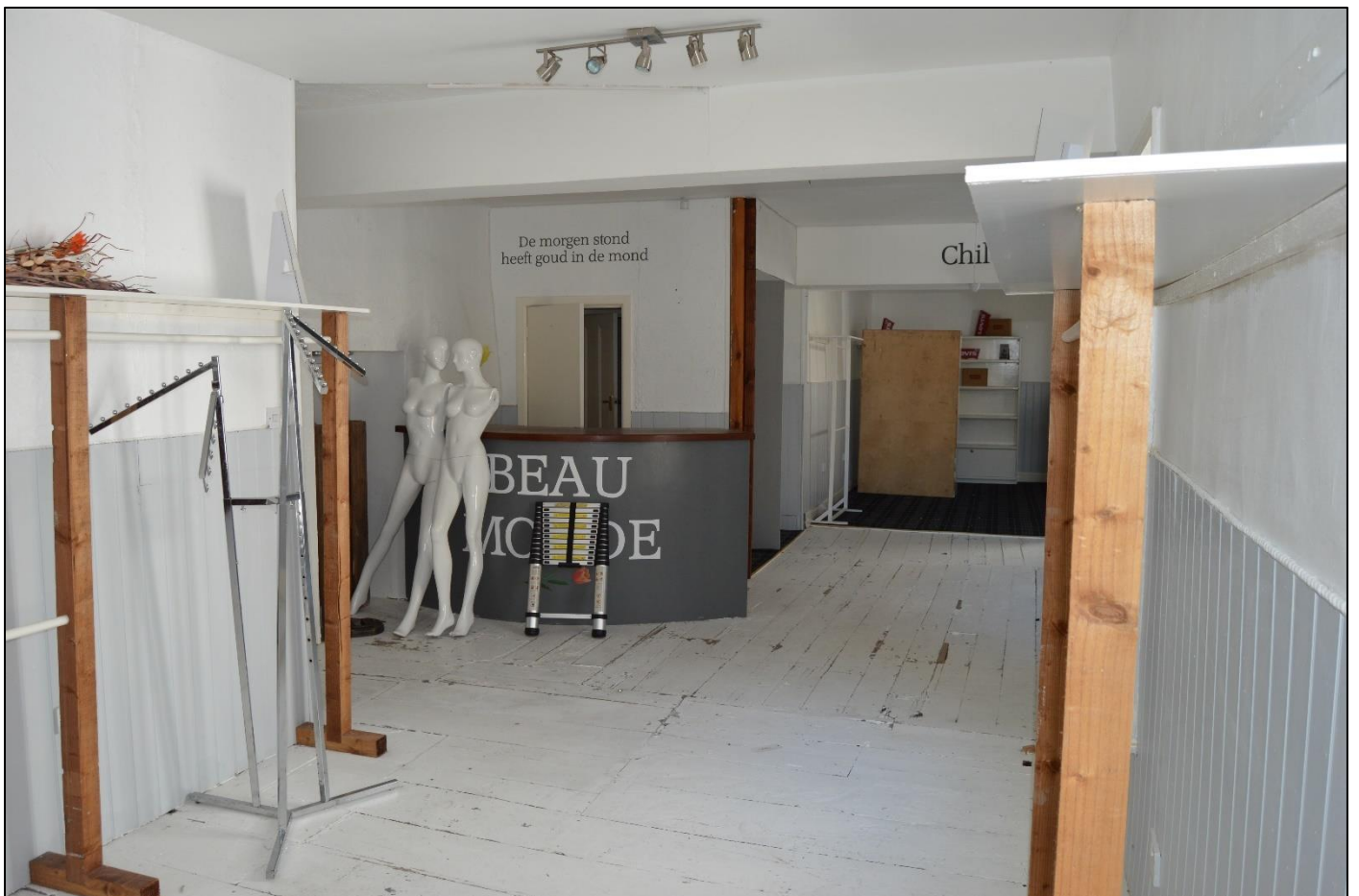
PL13: View southwest in the ground floor rear shop unit.



PL14: View northeast in the ground floor rear shop unit.



PL15: View southeast within the first-floor shop unit.



PL16: View northwest within the first-floor shop unit.



PL17: View northwest within the first-floor shop unit.



PL18: View of the chimney breasts to the first-floor shop unit.



PL19: View southeast within the first-floor shop unit.



PL20: View northwest within the first-floor shop unit.



PL21: View northeast within the front first floor unit.



PL22: View northwest within the first-floor front unit.



PL23: View southwest within the first-floor front unit.



PL24: View of roof structure to the northwest dual pitch roof.



PL26: View of the roof structure over the southeast dual pitch roof.



PL26: View of the roof structure over the southeast dual pitch roof, with the intersecting south east roof.

2.3 HERITAGE ASSET DESIGNATIONS

A listed building is a structure of architectural and / or historic interest which is considered to be of national importance. Such buildings are therefore deserving of special protection by being placed on the National Heritage List for England (NHLE). There are approximately 500,000 listed buildings on the NHLE. Listed Buildings are designated one of three categories of 'significance':

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I.
- Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*.
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.

26 Castle Street is a grade II listed building designated under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. Please refer to Appendix A of this report for the Historic England List Entry.

The Clitheroe Conservation Area is a designated heritage asset and the special interest that justifies the designation of the Clitheroe Conservation Area derives from the following features:

2.4 HISTORICAL BACKGROUND AND DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

Very little appears to be known of the history of 26 Castle Street as the history and development of the building does not appear to be well documented amongst published and unpublished documentary resources.

26 Castle Street first appears on Langs map of 1766 as burgage plot 30 and was then known as 'Bastow House'. The schedule for the map provides the following entry for the map;

A free borough – being scite of a free borough house in Castle Gate – now a brewhouse occupied with and situated on the S.W side of the Swan Inn. In the occupation of Seth Wood – paying a Boro' rent of 2d.

This suggests that the building was originally a dwelling but was later used as a brewhouse for the Swan inn (now the Swan and Royal Hotel), located immediately to the northeast of the building. The building is depicted as a

single small structure; however, the accuracy of the depiction cannot be relied upon as accurate.

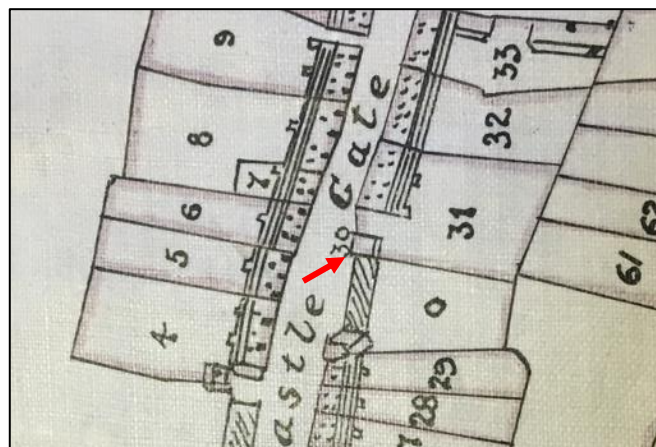


Fig 01: Extract from a copy of Langs Map of Clitheroe dating from 1766.

Later depictions of the building in subsequent mapping show its as being of two units, much like today, with the later rear range added to the southeast between 1822 and 1842.

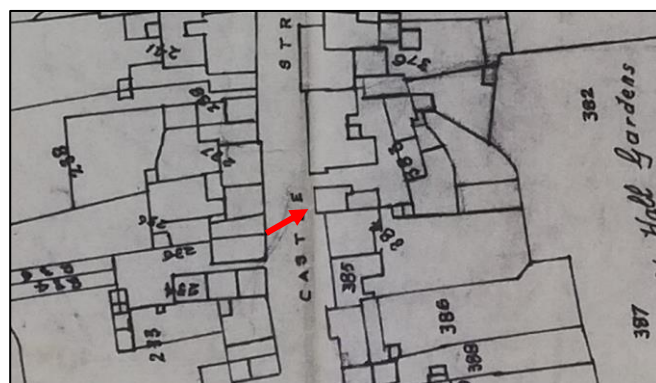


Fig 02: Extract from a copy of Bawden and Alexanders Map of Clitheroe dating from 1822.

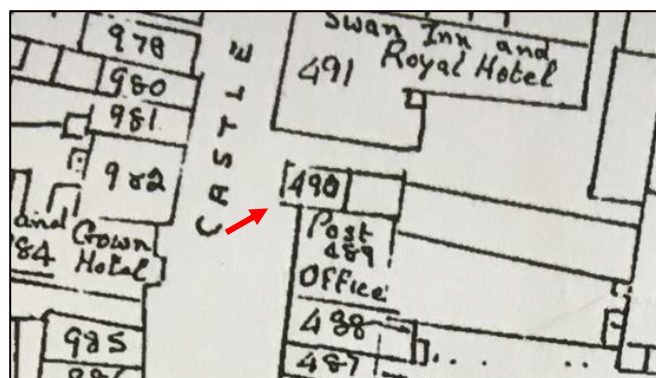


Fig 03: Extract from a copy of the Clitheroe Tithe Map dating from 1842.



Fig 04: Extract from the OS 1:1056 scale map of 1849.



Fig 04: Extract from the OS 1:1056 scale map of 1886.

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁷ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of the building so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the building and both archival and desk-based research. It takes into consideration the significance of the listed building as well as the contribution made by its setting.

For the building, the following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice; to provide a summary statement of significance.

Archaeological interest: “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”⁸

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.”⁹

Historic Interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹⁰

3.2 ARCHAEOLOGICAL INTEREST

The evidential value of the building is derived from its extant historic fabric and evidence of historic change, both of which are limited due to the loss of historic fabric and features, generally from the interior. Chimney breasts are present to the building as well as single fireplace to the ground floor, all of which suggest the domestic use of interior spaces. Some historic floorboards remain to the first-floor retail space. The timber roof structures are also largely modern or of a later date.

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

The external elevations of the building are relatively modest and plain and whilst the principal frontage is not of any great architectural merit, it makes an important and positive contribution to the character of the building and conservation area. The building has very little conscious design value in terms of architectural embellishment, but few buildings are not without any conscious design at all and a degree of thought would have been employed in the construction and alteration of the building. To ensure it was practical for its intended use by its occupants.

No known attributions can be found with regards to any associated patrons, architects or designers and no architectural drawings have been found relating to the building.

⁷ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic). (Accessed on 22nd June 2022)

⁸ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

⁹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

The building forms a constituent part of the commercial streetscape of Castle Street and when viewed as a group possesses a degree of harmony characterised by simple design composition of the facades and fenestration, the inclusion of shop frontages and the lack of any flamboyant architectural features which is attractive in its own right.

3.4 HISTORIC INTEREST

In terms of associative historic value, the building will be associated with those that have lived and worked within the building, however these associations are not manifested in the physical fabric of the building and as such will remain unharmed.

In terms of illustrative historic value, the building is an example of a building with 17th century origins that had both domestic and commercial functions. The building provides a very limited insight into the sense of past life and provides no specific unique evidence of the past. This is due to the amount of change that has occurred to the building.

3.5 STATEMENT OF SIGNIFICANCE

26 Castle Street is a grade II listed building suggesting that it is a building of importance from a national perspective in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form its overall significance.

The significance of the building is derived from its 17th century origins and its original function as a dwelling and later a brewhouse serving the former Swan Inn (now the Swan and Royal Hotel) and more recently as commercial and retail premises. The changing uses of the building is of interest, however such changes rarely come without changes to the fabric of the building. The interior of the building is much altered and little survives in the way of specific historic features, fixtures and fittings of interest due to the incremental change of the building. The building largely now exists as a masonry shell as the interior of the building is not commensurate with the external appearance and character of the building and this is where the majority of the building's significance is derived.

SECTION 04

PLANNING POLICY CONTEXT

4.1 NATIONAL LEGISLATION

26 Castle Street is a grade II listed building which is located within the Clitheroe Conservation Area and as such, the benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to their special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the Act states that;

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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”.

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

4.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2023, which sets out the Government's economic, environmental, and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development.'

Chapter 16: Conserving and Enhancing the Historic Environment

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development' and will therefore be considered as unacceptable and will not be supported by decision making bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected

by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

With regards to the significance of heritage assets the NPPF provides the following relevant policies;

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

203. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

205. 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.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II

listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement EN5: Heritage Assets

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness, and sense of place; and to wider social, cultural, and environmental benefits. This will be achieved through:

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance, and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies.

Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.

The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance, and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees, and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest
Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance. d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

Clitheroe Conservation Area Appraisal (2005)

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Clitheroe Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area.

Clitheroe Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Clitheroe Conservation Area.

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

In order to understand the effect of the impact on the heritage value of 26 Castle Street, the following assessment provides a comparable analysis of the heritage value against the level of impact.

This impact assessment discusses the impact of the proposals upon the significance of the affected designated heritage assets and the overall design philosophy which underpins the proposals, as well as providing a professional judgment on the acceptability of the proposed interventions.

There is currently no prescribed or overarching method for assessing heritage impact, however this assessment is based on the criteria set out by ICOMOS in their Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

6.2 CRITERIA FOR ASSESSMENT

The level of impact will be assessed based on the following criteria, as set out by ICOMOS (2011):

High Beneficial: The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/ or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.

Moderate Beneficial: The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g., the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.

Minor Beneficial: The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.

Negligible: The proposed changes will have a very minor visual impact on the heritage asset or very minor impact on the overall character of the surrounding context.

Neutral: The proposed changes will have no impact on the heritage asset.

Minor Adverse: The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.

Moderate Adverse: The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.

High Adverse: The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

6.3 HERITAGE IMPACT ASSESSMENT

Impact on the listed building as a designated heritage asset

The proposed repairs suggested within the accompanying building condition survey and associated drawings are considered measures which will address various weaknesses, risk and vulnerabilities to the historic fabric and structural elements of the building, whilst retaining as much historic fabric as possible and therefore retaining significance.

Bringing the vacant areas of the building into full active use will be beneficial in sustaining the fabric and significance of the listed building. Ensuring that the building has an active use is a fundamental principle of modern building conservation philosophy and is fully supported by both national and local planning policies, but this must run alongside the desire to sustain and enhance significance. The proposed internal changes to facilitate new uses are relatively minor and are limited to the ground floor, with the first floor remaining unchanged. The removal of the modern ground floor partitions should be welcomed as this will restore a degree of historic plan form. A new 2.8m wide opening is proposed to the existing masonry wall between the front and rear units. This will provide additional retail space to the ground floor shop unit and therefore has economic benefit. 300mm sections of the existing wall will be retained to provide evidence of its existence.

The existing shop frontage is decayed in areas and does not appear to be original to the building based on historical photography of the building. The proposed new shop frontage, in a traditional style, and the removal of the existing modern awning will offer enhancement to the external character of the listed building and conservation area.

Following the implementation of the proposals, the building will retain its significance and will make no less contribution to the history, character and streetscape of Castle Street. The proposals will prove to be of moderate to high benefit to the fabric and character of the listed building.

Please also see Heritage Impact Assessment in Appendix C of this report.

Impact on the Clitheroe Conservation Area as a designated heritage asset.

The proposals as previously described concerning the listed building will not only offer benefits to the listed building but also to the character and appearance of the conservation area. Other than the proposed shop frontage, there are to be no other proposed alterations to the external appearance other than as a result of proposed repairs which will prove to be beneficial. The proposals will prove to be of moderate to high benefit to the character and appearance of the conservation area.

6.4 SUMMARY OF PUBLIC BENEFITS

The National Planning Policy Framework (NPPF) requires that harm to Designated Heritage Assets be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable development – The introduction of new optimum viable uses to redundant areas of the existing building which are consistent with the conservation of the building.
- Contribution to the vitality and viability of Clitheroe town centre through the introduction of additional business / retail space to Castle Street.
- The location would offer high levels of sustainability for future occupants of the building, due to the proximity of local services and facilities that can be easily accessed by foot and public transport.
- The proposals include a new of repairs and enhancements which seek to remove various risks and vulnerabilities to the fabric of the listed building as well as provide enhancement to the

external character of the building as well as the character and appearance of the conservation area.

- Economic benefit delivered by the enlargement of the ground floor retail space through the partial removal of the ground floor wall.

It is considered that the above public benefits outweigh the negligible level of harm caused to the listed building and the level of harm caused does not warrant the refusal of planning permission and listed building consent on heritage grounds. The proposals are in accordance with the policies of the Ribble Valley Core Strategy as the significance of the building will be sustained. The proposals will remove various risks to the building fabric and provide significant enhancement to its character and therefore an increased positive contribution to the streetscape and to the character of the Clitheroe Conservation Area.

APPENDIX A

26 CASTLE STREET: LIST ENTRY

Probably C17 origins, rendered. One window on two elevations, that to side in stone surround. Slate roof. Plain pilasters to shop front.

APPENDIX B

CLITHEROE CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

- Clitheroe Castle, a Scheduled Ancient Monument;
- The relatively intact medieval layout of the original settlement;
- The Castle Grounds which are included on the English Heritage Register of Parks and Gardens;
- The architectural and historic interest of the area's buildings, 88 of which are listed;
- Church Street, the best area of Clitheroe's historic townscape;
- Historic late 19th century townscape along King Street including Police Station (1886), former Post Office (1879) and Victoria Buildings;
- Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary's Street and Brennand Street);
- Good examples of late 19th century terraced houses in Eshton Terrace;
- The prevalent use of local building stone;
- The distinctive skyline, especially as viewed from the Bashall Eaves area of the Borough;
- Open space beside Mearley Brook at the rear of SS Michael and John's Church;
- The Market Place;
- Traditional 19th century shopfronts;
- Views of Pendle Hill and distant fells to the west;
- Panoramic views from Clitheroe Castle;
- A pleasing historic townscape enhanced by the town's changes of level and curves in the old streets and areas of historic stone floorscape;
- Stone paved pedestrian alleys off Moor Lane and Church Street;
- Individual trees and groups of trees in the area's three significant open spaces.

APPENDIX C

HERITAGE IMPACT ASSESSMENT

PROPOSED WORKS	IMPACT ON LISTED BUILDING	IMPACT ON CONSERVATION AREA
1.0 CHIMNEY STACKS		
1.1 Undertake full dismantling of the brick-built chimney stack and undertake like for like rebuilding in lime mortar using existing masonry. Lead flashings to be renewed. All defective bricks to be replaced like for like. Chimney pots to be retained and reused.	Minor Beneficial: The proposed works will address various defects identified to the chimney stack and will prevent further deterioration and water ingress therefore safeguarding historic fabric.	Neutral: The chimney stack will be retained as a feature of the listed building and conservation area.
1.2 Remove moss to the top of the stone chimney stack and rake out all defective /degraded areas of mortar and repoint using lime mortar. Chimney pots to be re-bed and flaunching renewed. Leadwork and surrounding roof coverings to be closely inspected / investigated followed by any subsequent repair / replacement necessary. Investigations should also be undertaken to rule out any other potential causes of dampness at this location i.e. hygroscopic salts present to the chimney breasts and adjacent walling.	Minor Beneficial: The proposed works will address various defects identified to the chimney stack and will prevent further deterioration and water ingress therefore safeguarding historic fabric.	Neutral: The chimney stack will be retained as a feature of the listed building and conservation area.
2.0 ROOF STRUCTURES AND COVERINGS		
2.1 Undertake full re-roofing of the north westernmost roof as well as the north west slope of the south east roof with new slates to match the existing slate roof coverings to the rear of the building, with new underlay and abutment leadwork. This will also provide the opportunity to undertake close assessment of the timber roof structure and allow for the replacement of decayed timbers.	High Beneficial: The existing concrete roof tile finishes are harmful to the character and appearance of the listed building. Their replacement with slate will result in a significant enhancement.	High Beneficial: The existing concrete roof tile finishes are harmful to the character and appearance of the conservation area. Their replacement with slate will result in a significant enhancement.
2.2 The ridge tiles to the roofs of the building should be removed, cleaned down, re-bed and repointed using lime mortar.	Minor Beneficial: Minor improvement to internal character and appearance and safeguards historic fabric through the implementation of repairs.	Neutral: No specific impact on the character and appearance of the conservation area.
2.3 The valley gutter should be cleaned out of all debris and repairs undertaken to address issues of water ingress as the valley location.	Minor Beneficial: Minor improvement to internal character and appearance and safeguards historic fabric through the implementation of repairs.	Neutral: No specific impact on the character and appearance of the conservation area.

2.4	Undertake isolated slate repairs / replacements to the south east roof slope of the south easternmost roof as well as the south west roof slope, adjacent to No.24 Castle Street.	Minor Beneficial: Minor improvement to internal character and appearance and safeguards historic fabric through the implementation of repairs.	Neutral: No specific impact on the character and appearance of the conservation area.
2.5	Undertake a closer assessment of ends of damp and decayed ridge and purlins to the north westernmost roof to confirm the integrity of the timber. Timbers to be repaired / replaced if required.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard. Repair will ensure that historic fabric is safeguarded where possible.	Neutral: No specific impact on the character and appearance of the conservation area.
2.6	Undertake Closer inspection of timber strut and fixings to the south east roof slope of the north westernmost roof to confirm adequacy.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard. Repair will ensure that historic fabric is safeguarded where possible.	Neutral: No specific impact on the character and appearance of the conservation area.
2.7	Install additional vents to the roof void of the north western most roof to improve current ventilation of the roof void.	Negligible: The works seek to remove an existing risk to the fabric of the building i.e. condensation. Therefore, safeguarding existing fabric from decay.	Neutral: No specific impact on the character and appearance of the conservation area.
2.8	Remove existing old mineral wool insulation from the north westernmost roof void and install new mineral wool insulation at ceiling level throughout the roofs of the building in accordance with current building regulations.	Neutral: No specific impact on the character and appearance of the listed building. However, this will result in improvements to the existing energy efficiency of the building.	Neutral: No specific impact on the character and appearance of the conservation area.
2.9	Existing compartmentation / fire separation between the roof spaces in addition to the intermediate floor between ground and first floor of the building and adjoining properties should be reviewed and upgraded in accordance with current building regulations. Allow for Gyproc Fireline board to achieve minimum 60 mins fire resistance to existing ground floor ceilings throughout. Any internal partitions within roof void to be lined with Gyproc Fireline board to achieve minimum 60 mins fire resistance.	Neutral: No specific impact on the character and appearance of the listed building. Required to ensure current fire / building regulations are complied with to prevent the spread of fire between the various uses / areas of the building. The existing ceiling is to be retained.	Neutral: No specific impact on the character and appearance of the conservation area.

3.0 RAINWATER GOODS

3.1	All guttering and gullies should be cleaned out of all debris and plant matter and the falls of the gutters tested for any standing water and water leakage.	Neutral: No specific impact on the character and appearance of the listed building.	Neutral: No specific impact on the character and appearance of the conservation area.
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| 3.2 | The existing guttering and downpipes are to be overhauled to replace / repair defective elements of the rainwater goods, remove corrosion and degraded paint finishes. All joints to the downpipes and guttering are to be cleaned down, primed and sealed to ensure a watertight seal. Rainwater goods to be repainted black and refixed back to walling substrate using existing bracketry. Falls to be tested again on completion. | High Beneficial: Will result in improved function to the rainwater good and addresses weakness and vulnerability. Will result in enhancement to the external appearance of the listed building. | Minor Beneficial: Will result in enhancement to the external appearance of the conservation area. |
| 3.3 | The existing wall signage to the easternmost corner of the building should be removed and the arrangement and condition of the existing rainwater goods behind should be investigated and confirmed followed by repairs to prevent leakage. The arrangement of the downpipes should be simplified where possible and the leadwork to the top of the signage renewed and properly sealed around downpipe locations should the pipe penetration through the top of the signage be unavoidable - this should be investigated. | High Beneficial: Will result in improved function to the rainwater good and addresses weakness and vulnerability. Will result in enhancement to the external appearance of the listed building. | Neutral: No specific impact on the character and appearance of the conservation area. |

4.0 EXTERNAL WALLS

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| 4.1 | The existing wall signage to the easternmost corner of the building should be removed and the arrangement and condition of the existing rainwater goods behind should be investigated and confirmed followed by repairs to prevent leakage. The arrangement of the downpipes should be simplified where possible and the leadwork to the top of the signage renewed and properly sealed around downpipe locations should the pipe penetration through the top of the signage be unavoidable - this should be investigated. Provide temporary support to the ground floor openings and assess the lintels to confirm if they can be repaired or require replacement. Wall cracking above to be stitched, grouted and pointed. Paint finish to be removed from stone column. | High Beneficial: Will result in improved function to the rainwater good and addresses weakness and vulnerability to both the rainwater goods and wall fabric. Will result in addressing a significant structural issue and will safeguard historic fabric. | Neutral: No specific impact on the character and appearance of the conservation area. |
| 4.2 | The north east elevation should be cleaned down in fill to remove all perished paint finishes and degraded render finishes. Wall cracking to be stitched, grouted and pointed. Wall to be finished with new lime render or white wash. | Moderate Beneficial: Will result in improved external character and appearance of the listed building. | Moderate Beneficial: Will result in improved external character and appearance of the conservation area. |
| 4.3 | The render finish to the first floor of the north west elevation should be made good around the shop signage location. | Minor Beneficial: Minor improvement to internal character and appearance. | Minor Beneficial: Minor improvement to internal character and appearance. |
| 4.4 | The shop awning to the front north west elevation to be removed. | Moderate Beneficial: Will result in improved external | Moderate Beneficial: Will result in improved external |

		character and appearance of the listed building.	character and appearance of the conservation area.
4.5	External shop frontage to the north elevation to be replaced. Refer to drawing 6630-P01.	High Beneficial: Will result in improved external character and appearance of the listed building. The existing shop frontage is not original to the building and the colour is very jarring in relation to the historic character of the building. Its replacement with a more sympathetic and traditional shop frontage will significantly improve the character and appearance of the listed building.	High Beneficial: Will result in improved external character and appearance of the listed building. The existing shop frontage is not original to the building and the colour is very jarring in relation to the historic character of the building. Its replacement with a more sympathetic and traditional shop frontage will significantly improve the character and appearance of the listed building and its contribution to the conservation area.
4.6	External shop signage to the north east and south east elevation to be replaced.	Moderate Beneficial: Will result in improved external character and appearance of the listed building.	Moderate Beneficial: Will result in improved external character and appearance of the conservation area.
4.7	Paint finishes to window heads, cills and jambs to be removed.	Minor Beneficial: Minor improvement to internal character and appearance and safeguards historic fabric through the removal of an incompatible material.	Neutral: No specific impact on the character and appearance of the conservation area.
4.8	Perished mortar to the side walls of the basement steps to be raked out and repointed in lime mortar.	Neutral: No specific impact on the fabric, character, and appearance of the listed building.	Neutral: No specific impact on the character and appearance of the conservation area.
4.9	Repaint the bottom of the timber cladding to the external doorway leading to the first-floor shop unit.	Neutral: No specific impact on the fabric, character, and appearance of the listed building.	Neutral: No specific impact on the character and appearance of the conservation area.

5.0 INTERNAL WALLS

5.1	Make good damaged internal wall finishes throughout the ground floor retail space.	Minor Beneficial: Minor improvement to internal character and appearance.	Neutral: No specific impact on the character and appearance of the conservation area.
5.2	Remove any gypsum-based plaster to external stone walls and renew using lime plaster.	Minor Beneficial: The replacement of modern plaster finishes with lime will remove existing incompatible materials and remove conditions which can exacerbate dampness therefore addressing a specific weakness and vulnerability.	Neutral: No specific impact on the character and appearance of the conservation area.

5.3	Further investigations recommended to confirm cause of wall dampness to the chimney breasts below the stone-built chimney stack to the first floor shop unit. Chimney and roofing above to be inspected and repaired / made good where required. Internal finishes to be made good.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard. Making good of internal finishes will result in minor enhancement to the internal appearance of the building.	Neutral: No specific impact on the character and appearance of the conservation area.
5.4	Undertake repairs to brick-built chimney stack and roofing as before and make good internal wall finishes around chimney breast location.	Minor Beneficial: Minor improvement to internal character and appearance.	Neutral: No specific impact on the character and appearance of the conservation area.
5.5	Undertake investigations to confirm that the replacement downpipe has rectified the previous issue of leakage causing internal dampness to the first floor north west unit. The internal wall and ceiling plaster to the affected areas should be removed to allow the substrates to dry. Internal finishes to be made good following the drying out of the wall.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard. Making good of internal finishes will result in minor enhancement to the internal appearance of the building.	Neutral: No specific impact on the character and appearance of the conservation area.
5.6	Undertake further investigations to the staining of the first-floor stairwell and make good internal finishes if required.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard.	Neutral: No specific impact on the character and appearance of the conservation area.
5.7	New opening to be formed in existing wall - nom. 2.8m wide. Steel UB's to be installed to structural engineer's design and details and lined with Gyproc Fireline board to achieve minimum 60 mins fire resistance. Exposed walls to be made good.	Minor Adverse: Will result in the loss of wall fabric, however this is outweighed by the delivery of economic benefits through increased retail space. 300mm sections of the existing wall will be retained to provide evidence of its existence.	Neutral: No specific impact on the character and appearance of the conservation area.
5.8	Removal of existing ground floor wall partitions, any exposed walls to be made good.	Minor Beneficial: Existing partitions are modern and their removal will restore a degree of historic plan form.	Neutral: No specific impact on the character and appearance of the conservation area.

6.0 FLOORS

6.1	Further assessment of the floor structures to all floors of the building (suspended timber and solid floors) should be undertaken, following the lifting of floor finishes and floorboards in order to inspect for any underlying defects to floor voids and structures.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard.	Neutral: No specific impact on the character and appearance of the conservation area.
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6.2	Repair / make good, loose timber floor panel to the ground floor WC.	Neutral: No specific impact on the character and appearance of the listed building.	Neutral: No specific impact on the character and appearance of the conservation area.
6.3	Further investigations are recommended to confirm the integrity of the beam end bearing above the basement partition and repairs undertaken if required.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard. Repair will ensure that historic fabric is safeguarded where possible.	Neutral: No specific impact on the character and appearance of the conservation area.

7.0 CEILINGS

7.1	Make good damaged ceiling finishes to the ground floor units of the newsagents.	Minor Beneficial: Minor improvement to internal character and appearance.	Neutral: No specific impact on the character and appearance of the conservation area.
7.2	Clean down and undertake repairs to the existing light well structure within the basement.	Minor Beneficial: Minor improvement to internal character and appearance. Proposed repairs / making good will safeguard this feature.	Neutral: No specific impact on the character and appearance of the conservation area.
7.3	Make good hole to first floor WC.	Minor Beneficial: Minor improvement to internal character and appearance.	Neutral: No specific impact on the character and appearance of the conservation area.
7.4	Further investigations recommended to confirm cause of wall dampness to the chimney breasts below the stone-built chimney stack to the first floor shop unit. Chimney and roofing above to be inspected and repaired / made good where required. Internal finishes to be made good.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard.	Neutral: No specific impact on the character and appearance of the conservation area.
7.5	Undertake repairs to brick-built chimney stack and roof coverings to both areas of roofing as before and make good affected internal ceiling finishes.	Minor Beneficial: Minor improvement to internal character and appearance.	Neutral: No specific impact on the character and appearance of the conservation area.
7.6	Undertake investigations to confirm that the replacement downpipe has rectified the previous issue of leakage causing internal dampness to the first floor north west unit. The internal wall and ceiling plaster to the affected areas should be removed to allow the substrates to dry. Internal finishes to be made good following the drying out of the wall.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard.	Neutral: No specific impact on the character and appearance of the conservation area.

8.0 WINDOWS AND DOORS

8.1	All external windows should be repainted to increase their longevity and decayed glazing putty replaced. Any damaged glazing panes should also be replaced like for like.	Minor Beneficial: Minor enhancement to the listed building through improved appearance of windows.	Minor Beneficial: Minor enhancement to the conservation area through improved appearance of windows.
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8.2	Sash windows should be restored to correct working function, with new sash cords and weights installed.	Minor Beneficial: Minor enhancement to the listed building through restoration of correct working function.	Neutral: No specific impact on the character and appearance of the conservation area.
8.3	The fixed window over the basement steps should be repaired to remove the decayed bottom rail and adjoining glazing bars and new pieces of timber spliced in.	Minor Beneficial: Proposed repairs will enhance the appearance of the window and result in a minor enhancement to the character and appearance of the listed building.	Minor Beneficial: Minor enhancement to through improved appearance.
8.4	Existing external doors and ironmongery should be cleaned down and repainted to increase their longevity.	Minor Beneficial: Minor enhancement through improved appearance.	Minor Beneficial: Minor enhancement through improved appearance.
8.5	External metal balustrades and gates should be cleaned down, de-rusted and repainted.	Minor Beneficial: Minor enhancement through improved appearance.	Minor Beneficial: Minor enhancement through improved appearance.

9.0 DAMPNES

9.1	Further investigations are recommended to investigate the issue of dampness further on the removal of internal stored item and effects to confirm the exact mechanism for its occurrence.	Minor Beneficial: Further investigations aid to address existing weakness and vulnerability to the building fabric in an attempt to safeguard.	Neutral: No specific impact on the character and appearance of the conservation area.
9.2	Modern plaster finishes should be carefully removed and internal masonry wall surfaces should be replastered with a lime-based plaster to aid breathability.	Minor Beneficial: The replacement of modern plaster finishes with lime will remove existing incompatible materials and remove conditions which can exacerbate dampness therefore addressing a specific weakness and vulnerability.	Neutral: No specific impact on the character and appearance of the conservation area.
9.3	The removal of any existing concrete floors to the ground floor should be considered and replaced with a new limecrete floor finishes to aid breathability.	Minor Beneficial: The replacement of concrete floors with limecrete will remove existing incompatible materials and remove conditions which can exacerbate dampness therefore addressing a specific weakness and vulnerability.	Neutral: No specific impact on the character and appearance of the conservation area.