

From: [REDACTED]
Sent: Friday, March 20, 2020 5:08 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Summerhouse, shed and fence at 1 Park Road, Gisburn

Dear Mr Hargreaves,

Summerhouse, shed and fence at 1 Park Road, Gisburn

I refer to our site meeting of 27 February 2020, telephone discussion earlier today and the Borough Council’s consideration to alleged unauthorised works at 1 Park Road Gisburn.

I understand that colleagues are considering my initial view that planning permission is required for the works because of Schedule 2 Part 1 (Development within the curtilage of a dwellinghouse) Class E (1) (g) (*summerhouse and shed*) and Part 1 (Minor Operations) Class A (1) (d) (*fence*). <http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/made>

In my opinion, the summerhouse has the most significant adverse impact and is prominent, conspicuous and incongruous because of its elevation, materials (stone is the vernacular for buildings and boundary structures) and form (pitched roofs characterise the listed building and nearby historic buildings). This is harmful to the setting of listed buildings, the character and appearance of Gisburn Conservation Area and the setting of Gisburn Park Historic Park and Garden (Park Road is an important historic access to the Park).
https://www.ribblevalley.gov.uk/downloads/download/3331/gisburn_conservation_area
<https://historicengland.org.uk/listing/the-list/>

Section 66 and 72 of the Act are relevant <http://www.legislation.gov.uk/ukpga/1990/9/contents>. Historic England advice ‘The setting of heritage assets’ is also relevant <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> .

I would confirm, that I cannot envisage alterations to the summerhouse or listed building setting which would remove all harm (see NPPF 193 and 194) <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> and will not be inviting the submission of a planning application (although it is your right to do so) to further consider this element of works.

I would be grateful for the confirmation of your intentions in respect to all elements of the alleged unauthorised works by Friday 27 March 2020.

However, these are my opinions as an officer of the Borough Council which will not prejudice any decision of the Borough Council.

Yours sincerely,
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC
Principal Planning Officer
Ribble Valley BC