



Heritage Planning Design Ltd

Ribble Valley Borough Council
Development Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Cringleford
Gawthorpe Lane
Bingley
West Yorkshire
BD16 4DE

07944 579836

will@heritageplanningdesign.co.uk

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Dear Sir/ Madam,

HERITAGE STATEMENT INCLUDING JUSTIFICATION FOR REPLACEMENT

Proposal: Listed building consent for replacement of windows to rear elevation

Site address: 6 Main Street, Bolton by Bowland, BB7 4NW

Introduction

This Heritage Statement is provided on behalf of Mrs Plant (the Applicant) in support of the above proposal for listed building consent (LBC). It follows on from the approval of replacement windows to the front elevation (application ref. 3/2023/1023) in February 2024 that have now been installed. The windows proposed for the rear elevation match the side-hung casement windows recently installed to the front elevation, albeit with a slightly different detail for the double window.

Below I outline the legislative and policy context; describe the significance of the building and its contribution to Bolton by Bowland Conservation Area; and assess the impact of the proposal. Photographs are included at appendix 1.

Legislative & Policy Context

Legislative context is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act 1990), with the most relevant statutory duty set by section 16:

“In considering whether to grant listed building consent for any works the local planning authority or 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”.

Furthermore, section 72 requires that when exercising planning duties “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”.

National planning policy for conserving and enhancing the historic environment, is set out within chapter 16 of the National Planning Policy Framework (NPPF) (up-dated 2023). The general thrust of the NPPF, with respect to this proposal, is that:

- heritage significance should be described and understood, in sufficient detail to understand potential impact (paras 200 and 201);
- the LPA should take into account the desirability of sustaining and enhancing significance (para 103);
- when considering impacts great weight should be given to an asset's conservation (para 205);
- any harm or loss of significance should require clear and convincing justification (para 206);
- less than substantial harm should be weighed against public benefits (para 208); and
- LPAs should look for opportunities for new development to enhance conservation areas and the setting of listed buildings (para 212).

In determining applications for LBC, there is no statutory duty to have regard to the development plan, which the Courts and Planning Inspectors may consider to be irrelevant. However, some Local Planning Authorities take a different view, with the Officer Report for the previous application (ref. 3/2023/1023) indicating that Core Strategy policies EN5 and DM4 are of relevance. As these are entirely consistent with the NPPF there is no conflict or dilemma to resolve.

There is, however, an inconsistency between the LBCA Act 1990 and more recent policy and guidance, with the former using the term “preservation” or “preserving” and the latter deliberately avoiding this in favour of the term “conservation”. “Conservation” (for heritage policy) is defined by the NPPF glossary as

“the process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance”.

In the past “preservation” or “preserving” had often been interpreted as a requirement to avoid or strictly limit change. However, Historic England advise the Courts to have ruled that “preservation” should now be interpreted as “preserve from harm” and that it is not therefore incompatible with current policy and guidance which advocates “conservation”.

The Building & Conservation Area

6 Main Street is one half of a listed building that comprises 4 to 6 Main Street. The building was grade II listed in 1954 and its list description (entry no. [1163227](#)) is as follows:

GV II Pair of houses, formerly one, 1716. Slobbered rubble with stone slate roof. Two storeys. No. 6 (to the left) of one bay with four-light mullioned windows. The ground-floor one has an inner cyma moulding and outer chamfer, the first floor one being double chamfered. Door to the right. The moulding of

the jambs forms an elaborate shape on the lintel. Above is a plaque 'YRY IM 1716'. Lintel and plaque are enclosed by a hood. No. 4, to the right, is of one bay. The ground-floor window is reconstructed, with the remains of chamfered jambs, with a central square mullion and with glazing bars. On the first floor is a four-light double-chamfered mullioned window. The door, with plain stone surround, is to the left. Chimney to the right.

The building clearly justifies its grade II listing. In my opinion, its interest can be attributed to its age, rarity, the retention of historic fabric, and its rugged vernacular aesthetic. Additionally, it is of 'group value' as recognised by the inclusion of "GV II" in the list description.

The building sits at the heart of Bolton by Bowland Conservation Area, the interest of which is summarised by its Conservation Area Appraisal (CAA). The CAA identifies 4 to 6 Main Street as being one of the area's most significant and oldest buildings with important features identified including stone slate roof, mullioned windows, and an interesting door lintel and date plaque. Furthermore, it features in a view along Main Street that is identified as being important.

Given the above, the front elevation is considered to make a substantial contribution to the building's overall interest. However, the rear elevation is not of equal merit and makes a much lesser contribution because:

- it appears to be part of an extension, constructed to the south of the original building;
- the window openings to the rear elevation are probably a later addition to the extension;
- there are other alterations to the rear elevation, most notably a conservatory; and
- the rear elevation is not readily visible from the public realm.

The existing windows are modern and include side hung sashes of 'storm proof' detail that incorporate double-glazed units. They are in very poor condition as described below. Consequently, the windows do not contribute to the interest of the building.

The Proposal

The existing windows are modern and of poor quality. It is also evident that they are in very poor condition, with rot to the sills and bottom of the sashes, which has resulted in a breakage requiring an emergency repair, as illustrated by the photographs at appendix 1.

In my opinion, the failure of the windows is due to the poor quality of the timber utilised, poor construction detail, and insufficient maintenance, the latter being hampered by the conservatory below.

One solution would be to replace with timber frames, either of a matching storm-proof detail or an improved flush-fitting detail. However, their periodic maintenance would remain problematic due to the conservatory below, and achievable profiles that

incorporate double-glazing may be chunkier than a traditional timber framed single-glazed window.

The windows proposed match the double-glazed side hung casement windows recently installed to the front elevation, albeit with a slightly different detail for the double window. In my opinion they provide an excellent solution to the challenges faced.

Conclusion

The proposed windows are a visual improvement on those existing and arguably achieve a small enhancement in the significance of the listed building. Furthermore, the character, appearance and interest of Bolton in Bowland Conservation Area would be upheld. In my judgement, the proposal is therefore consistent with the aims underpinning LBCA Act 1990 sections 16 and 72; NPPF chapter 16; and Core Strategy policies EN5 and DEM4.

Should you require any further information or clarifications, please do not hesitate to contact me.

Yours faithfully,

William Cartwright, BA(Hons) DipTRP MRTPI

Chartered Town Planner & Heritage Consultant

APPENDIX 1 – PHOTOGRAPHS

Photo 1: Rear elevation



Photo 2: Internal damage to bottom of side hung sash



Photo 3: External damage to bottom of side hung sash



Photo 4: Sash removed for emergency/ temporary repair

