

To Ben Taylor
From Olivia Birks - Growth Lancashire
Subject Conservation Comments
Date 13 February 2025

Ref: 3/2025/0010

Proposal: Certificate of Lawfulness of proposed re-pointing of external walls including chimney stacks.

Site Address: Green End, Sawley Road, Grindleton, BB7 4RS

Site / Building / Location

Green End is a Grade II listed dwelling built possibly late 17th century. It is constructed from sandstone rubble with a stone slate roof. The dwelling is two storey with a gabled porch and stone mullioned windows of differing dates. The right-hand part of the building has a gabled frontage and with larger two-light stone mullioned windows.

Designations

Green End is Grade II listed and located within Sawley Conservation Area. It is located adjacent to the Grade II listed Friends' Meeting House and House adjoining to southwest.

Listing descriptions (HE):

<https://historicengland.org.uk/listing/the-list/list-entry/1072150>

<https://historicengland.org.uk/listing/the-list/list-entry/1072149>

Assessment

I have read through the application for the Certificate of Lawfulness for the proposed re-pointing of external walls including chimney stacks at Green End.

The Proposed Works

The application states that essential repair is required for the restoration and maintenance of the exterior stone walls, stating that there is evidence of the following:

- Loose or crumbling mortar joints
- Weathered or open joints to such an extent that water is seeping into the masonry

- A hard, impermeable cement based mortar has been used trapping moisture and accelerating the deterioration of the masonry & is visually unsuitable
- An incorrect style of pointing has been used trapping moisture and accelerating the deterioration of the masonry & is visually unsuitable

No specific mortar mix has been provided as part of the application. It simply states that *a mortar mix that is compatible with the permeability of the particular stones or bricks in the wall and suitable for the degree of exposure will be chosen.*

The removal of incorrect and defective pointing will be completed using hand tools (hooked tools or masonry chisels).

Assessment

The purpose of an application for a Certificate of Lawfulness of Proposed Works is to establish whether proposed works to a listed building would be lawful i.e. they would not affect the character of the listed building as a building of special architectural or historic interest and therefore, would not require listed building consent (LBC).

Under the legislation it is up to the person applying for a Certificate of Lawfulness of Proposed Works to provide the detailed evidence to show that the proposed works do not require LBC.

Overall, I feel that the proposed works are likely to be positive and I support the removal of the cement mortar and its replacement with a more durable mortar type. I also support the information provided in the Method Statement regarding the removal of the mortar and mortar application and protection. In order for the scheme to be fully understood, the proposed mortar type should be submitted for approval. If there is historic (and appropriate) lime-based mortar in situ at the dwelling, then this mortar should be tested (which is described as being intended following Historic England guidance, within the submission statement) and the same mortar composition used to replace the cement based mortar. If there is no lime based mortar remaining at the property, then a mortar type such as NHL2 is likely to be the most appropriate, as this mortar type provides the flexibility not found in the cement mortar.

Conclusion / recommendation

Whilst the proposed works are likely to be an improvement to the listed building, and potential repair and maintenance, not enough information has been provided. In the above respect, I cannot fully determine whether the works identified would or would not affect the historic significance of the listed building. As such, I cannot state whether the LPA can issue a Certificate of Lawfulness until this information has been provided.

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