

From:

23 July 2025 10:42

To:

Planning

Subject:

Application Ref: 3/2025/0411 - Dene Cottage 9 The Dene Hurst Green BB7 9QF

 External Email

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FAO: Maya Cullen

Address: Dene Cottage 9 The Dene Hurst Green BB7 9QF

Application Ref: 3/2025/0411

Proposal: Listed Building Consent for internal and external works. External works to include: replacement of windows and lintels, enlargement of window openings, infill doorways and windows, demolition of existing lean-to and erection of oak framed porch, replacement of roof tiles with slates, replacement of cills and mullions, replacement of guttering and downpipes, removal of render and repoint with lime. Internal works to include: replacement of existing staircase, removal of partitions, excavation of internal floor to increase head height and replacement of internal floor with limecrete.

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent. HB&P provide the following observations for consideration in its assessment.

- The revised plans submitted for the 'proposed elevations' are welcome, in that the fenestration pattern has been revised to include more appropriate replacement casement windows, rather than top opening windows.
- HB&P acknowledge the stair needs altering to address the lack of landing at first floor. However, details are needed about the replacement stair – in particular, how much of the surrounding first floor joists and floor will need to be removed to allow for the new stair and head height – will the door to the adjacent bedroom need to be relocated to make room for the stair?
- No details of the interiors are provided. Where is the new kitchen and bathroom to be located and what service runs are needed to support these functions?
- Images from the sales particulars for the cottage show wood panelling and fireplaces (though not original) and the existing plans do not match those advertised floor plans. Have illegal works taken place? Was any of the panelling or partitions of historic interest?
- HB&P defer to the advice of council's conservation team regarding appropriate materials and methodologies for the replacement cills, repairs, etc. to the historic building fabric.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: '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'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority 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.

Regards

[REDACTED]



HISTORIC
BUILDINGS
& PLACES

[REDACTED]

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