
BOWLAND SURVEYORS LTD.

9 The Dene, Hurst Green. BB7 9QF.

Heritage appraisal and heritage impact assessment for proposed renovation works.

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1.0 INTRODUCTION

1.1 The aim of this report is to assess the potential for harm to the heritage significance of 9 The Dene, a grade II listed building, in relation to proposals for its renovation. At present, the building has been vacant for a number of years and is in poor condition.

1.2 The proposed works are as follows:

- A. Replace rotten timber lintel to front elevation window opening, reinstate opening to its original width.
 - B. Infill non-original late C20th doorway and window opening to front elevation to match existing.
 - C. Demolish late C20th lean-to and replace with smaller, oak framed porch with slate roof and dwarf rubble walls.
 - D. Replace and reconfigure existing stair to provide safer use and improved use of space.
 - E. Remove non original ground floor partitions.
 - F. Replace eroded cill and replace two missing mullions.
 - G. Replace gutters, down pipes, waste and SVP with cast.
 - H. Replace C20th timber windows with side opening casements. The mullion windows to the rear; middle openings to be timber framed side hung casements and R/L openings glazing fixed directly to the stone as original with putty. Narrow profile double glazing proposed throughout.
 - I. Remove cementitious render and repoint with lime.
 - J. Remove concrete roof tiles and replace with breathable felt membrane, tanalised timber battens and reclaimed slates with stone ridge tiles.
 - K. Excavate internal floors to allow head-height increase, ground moisture control and the installation of underfloor heating. New floor made up of limecrete.
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1.3 Inspections were undertaken in April 2025 to gain an understanding of the proposal site, the surrounding area and the likely impacts of the proposals upon them. In accordance with the NPPF this document and the research that informs it is proportionate to the asset's importance.

2.0 GENERAL DESCRIPTIONS & HISTORICAL BACKGROUND

2.1 The building was listed at GVII in 1983. LEN: 1308781. And is described as follows by Historic England: *House, probably c.1700. Sandstone rubble with modern tile roof. 2 storeys. South wall has chamfered mullioned windows. To the left of the door are 2 of 3 lights, with a chamfered surround to the right of the door with one central mullion remaining. On the 1st floor a surround to a former 3-light window remains at the left. Towards the centre is a former 4-light window with one light blocked. At the right is a former 3-light window with one mullion remaining, the left-hand light having small diamond-leaded panes. The door has a plain stone surround. The north wall, facing The Dene, has openings with plain reveals. The end stacks have brick caps¹.*

2.2 Pevsner also makes reference to The Dene in his Lancashire edition of his architectural guides, as follows: *Hurst Green is a pleasant little place, with a small village green and a mixture of early C19 houses and pubs. A number of bobbin mills were built beside the river in the C18 and C19. Stone millworkers cottages survive in The Dene, and one of the early C19 mills was converted to a house in the 1960's for Thomas Woodcock².*

2.3 The property is also located within the Hurst Green conservation area and is pictured within the conservation area appraisal report, The concrete tiled roof is also described as a negative feature of the CA³.

2.3 Historic OS mapping from the mid C20th shows the building adjacent to the bridge as it exists currently and has changed little in the years since.

¹ See here: <https://historicengland.org.uk/listing/the-list/list-entry/1308781?section=official-list-entry>

² Pevsner, N. & Hartwell, C. [2009] Lancashire: North. pp.350

³ See here: RVBC [2005] Hurst Green Conservation Area Appraisal (proposed) pp.18-19. See here: <https://www.ribblevalley.gov.uk/downloads/file/62/hurst-green-conservation-area-appraisal>



Figure 1: Lancashire sheet LIV published 1847.



Figure 2: Lancashire sheet LIV.NE published 1895.

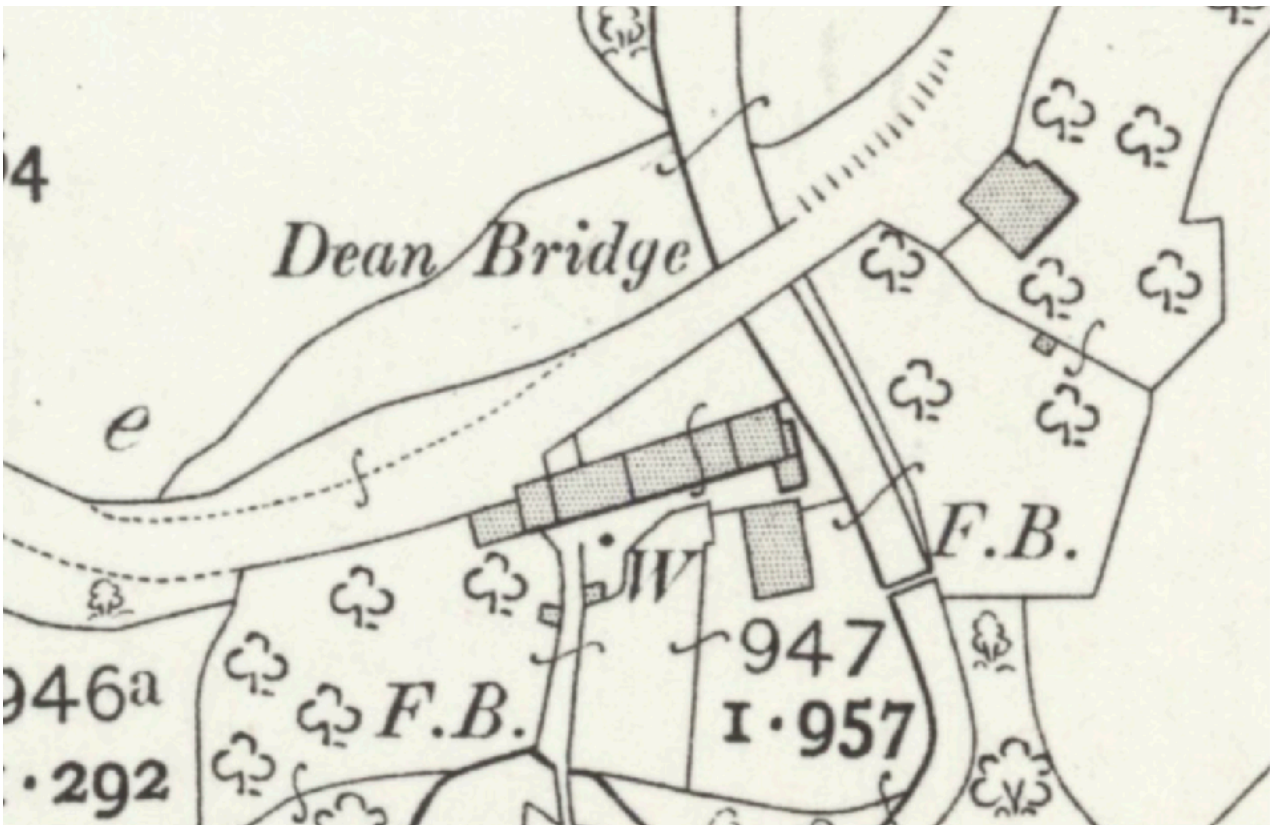


Figure 3: Lancashire sheet LIV.8 published 1912.

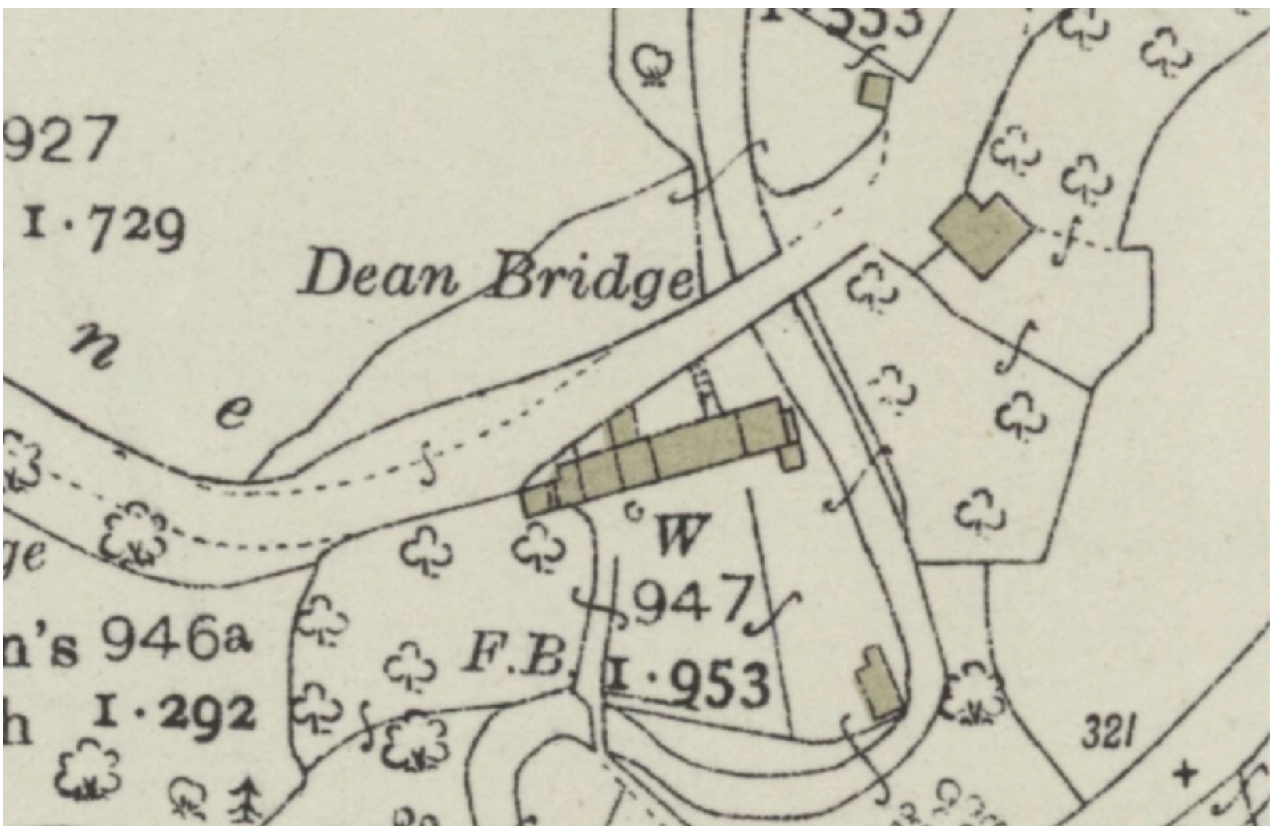


Figure 4: Lancashire sheet LIV.8 published 1932.

3.0 HERITAGE APPRAISAL

3.1 This section of the report responds to the requirements as set out in paragraph 207 of the National Planning Policy Framework (NPPF). Under the heading “Proposals Affecting Heritage Assets” is stated the following:

3.2 *“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”.*

3.3 Annexe 2: Glossary of the NPPF, defines significance as follows; *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.*

3.4 The property was likely once a mill workers cottage given its proximity to the former mills on The Dene. It is built in the regional vernacular style with solid stone walls and mullioned windows to the rear and will have once had a slate roof. It is therefore illustrative and evidentiary of the historic development of The Dene in c.1700 into a small, localised rural industrial area as was common in other villages in the region (Chipping eg.) It is also illustrative of historic building practices by virtue of its solid stone walls. Internally there are surviving timber trusses with arched tie beams along with large timber floor joists, original doors and wattle and daub plaster which are of particular interest. Elsewhere internally little of the original floor plan remains.

3.5 Architecturally, the concrete tile roof that is present currently, along with the late C20th conservatory to the road facing elevation detracts from heritage interest given their unsympathetic nature. More broadly however, the property remains a positive contributor to the heritage significance of the conservation area due to its appearance, however this could be much improved with the removal of the incongruous materials and additions as above.

3.6 The building has been vacant for a number of years and has fallen into a state of disrepair. At present it is not habitable and would benefit from extensive conservative repair and renewal. However, the building retains much heritage interest primarily in the surviving historic features such as the trusses, beams and mullioned windows.

4.0 HERITAGE IMPACT ASSESSMENT

HERITAGE IMPACT ASSESSMENT			
	PROPOSAL	POTENTIAL FOR HARM	MITIGATION/ JUSTIFICATION
A	Replace rotten timber lintel to front elevation window opening, reinstate opening to its original width.	No harm by virtue of rotten lintel replacement - essential repair. No harm by virtue of reinstating window to original width. Existing infill material is bricks and cement and was likely done to allow for the abutment of the conservatory in the late C20.	Essential repair and reinstatement.
B	Infill non-original late C20th doorway and window opening to front elevation to match existing.	Infilling of doorway and windows can be considered an enhancement. No harm will arise.	Reversal of late C20th alteration.
C	Demolish late C20th lean-to and replace with smaller, oak framed porch with slate roof and dwarf rubble walls.	Removal of the large conservatory will considerably improve the roadside aesthetic of the building.	Reversal of late C20th incongruous alteration. Replacement with an open fronted timber framed porch will be a considerable enhancement to heritage significance over the existing conservatory.
D	Replace and reconfigure existing stair to provide safer use and improved use of space.	Existing stair is not original, harm by virtue of loss of material is unlikely.	Existing stair is not fit for use given that it does not adjoin the first floor with sufficient landing space. This can be considered an essential alteration to ensure the safe and continued use of the property.
E	Remove non original ground floor partitions.	The partitions are poorly built and provide a poor use of space. No potential for harm.	Enhancement due to increased visibility of large timber floor beams which at present are dissected by the partition walls.
F	Replace eroded cill and replace two missing mullions.	No potential for harm. Essential repair of an important historic feature of the building.	Local stone to be used (Browns quarry, Kemple End) Bolster dressed, no sawn faces.

G	Replace gutters, down pipes, waste and SVP with cast.	None.	Existing plastic is a detraction from heritage significance. Considerable improvement to external aesthetic likely.
H	<p>Replace C20th timber windows with timber framed side opening casements.</p> <p>The mullion windows to the rear; middle openings to be timber framed side hung casements and R/L openings glazing fixed directly to the stone as original with putty.</p> <p>Narrow profile double glazing proposed throughout.</p>	<p>None.</p> <p>Existing timber frame windows of no heritage interest.</p> <p>Existing iron mullion casements are of some interest but are corroded and seized beyond repair.</p>	<p>Existing windows are late C20th and in poor condition. Their replacement will be a considerable improvement to the external aesthetic of the building.</p> <p>Windows beyond repair in most cases with decay to the timber frames and corrosion to the iron mullion casements.</p> <p>None of the windows are original and are poor quality throughout.</p> <p>In the interests of visual continuity replacement throughout is required.</p>
I	Remove cementitious render at ground level and pointing and repoint with lime.	None.	<p>Existing cement render plinth, pointing and plastic paint is causing moisture retention within the profile of the wall.</p> <p>Proposed repointing with lime mortar throughout which comprises a significant enhancement to heritage significance.</p> <p>Given the presence of lime wash directly on the surface of the stone it is likely that the building was pointed and lime washed originally rather than rendered.</p>
J	Remove concrete roof tiles and replace with breathable felt membrane, tanalised timber battens and slates with stone ridge tiles.	None.	<p>The existing roof tiles are not original and are a primary detraction from heritage significance. Proposed re-roofing works will source reclaimed welsh slate which was likely the original covering material.</p> <p>This comprises a significant enhancement to heritage significance.</p>

K	Excavate internal floors to allow head-height improvements, ground moisture control, thermal insulation and the installation of underfloor heating. New floor made up of limecrete.	Potential for loss of historic material.	It is proposed to re-use historic flagstones for the internal floors if found to be present.
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5.0 PLANNING POLICY CONTEXT AND ANALYSIS

5.1 The relevant paragraphs of the NPPF are reproduced below.

5.2 Paragraph 215 states: *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.*

5.3 The building is in a poor state of repair and would benefit greatly from extensive refurbishment works. In my view, on balance, no harm will arise due to the the proposals and considerable benefits will be gained by virtue of sympathetic restoration and securing a long term use for what is currently a vacant listed building.

5.4 Regarding the proposals for narrow profile double glazing; whilst the public benefits are minimal, there is an obvious substantial benefit in terms of energy efficiency. *Paragraph 166 states: In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.*

5.5 Paragraph 215 allows for harm to be weighed against the benefits of the scheme, which in this case relate to energy efficiency. Such benefits are to be afforded 'significant weight' by the Local Planning Authority as per paragraph 166. In my view, the energy efficiency benefit gained by virtue of the proposed narrow profile double glazing is more than adequate to offset any lingering doubts regarding the risk of harm occurring. Furthermore given the extent of the proposals for full refurbishment, overall, there is significant public benefit in conserving the listed building.



Figure 5: Front elevation.



Figure 6: Conservatory.



Figure 7: Rear elevation.



Figure 8: Missing mullions and cill to rear.



Figure 8: Existing stairs.



Figure 9: Existing first floor stair configuration.

