

DISCHARGE OF PRE COMMENCEMENT CONDITION

APPLICATION NO. 3/2025/0274

LISTED BUILDING CONSENT

DECISION DATE: 25 June 2025

12 Higher Road Longridge PR3 3SX

Listed Building Consent for replacement of rear porch, external steps and railings.

Condition 3:

Notwithstanding the submitted details, a written methodology detailing the process of removal of the existing structure and construction of the new porch/steps etc, including details of how the new structure adjoins the principal building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure there would be no harm to the historic fabric of the designated heritage asset in accordance with Policy LNDP3 of the adopted Longridge Neighbourhood Plan, Key Statement EN4, Policy

DME4 of the Ribble Valley Core Strategy, and Section 16 of the NPPF.

METHOD STATEMENT:

Removal of Existing Structures

The timber steps are currently bolted to the existing stone structure merely for stability.

The bolts will be removed by way of un-screwing rather than any other mechanical means. Removal of the bolts will prevent future corrosion and expansion that might damage the stone.

The timber conservatory structure, where visible, is screwed and plugged into the existing stone.

The fixings shall be exposed and un-screwed and shall not be cut off or left in the masonry.

Fixing of the proposed Conservatory and Metal steps

The metal steps will be self-supported and non-ferrous, non-expanding fixing will be installed to stabilize. Existing fixing holes shall be re-used where possible. Fixings shall include plastic plugs as opposed to anchor bolts.

The timber frame conservatory shall be fixed to the masonry structure using non-ferrous, non-expanding fixings to prevent cracking of the soft stone. Plastic plugs shall be used to friction grip and take up any expansion.

9th July 2025