

DISCHARGE OF PRE COMMENCEMENT CONDITION

Revision A

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 screw fixed to the existing stone structure merely for stability.

There are approximately 4 fixings where visible and the screws will be removed by way of un-screwing rather than any other mechanical means.

Removal of the screws will prevent future corrosion and expansion that might damage the stone.

The timber porch structure, where visible, is screwed and plugged into the existing stone for restraint only given all dead and imposed loads are accommodated by the existing concrete base structure.

The number of existing fixings cannot be verified as these are concealed by the frame.

There is likely 4 No. screws to each side of the timber frame as it abuts the stone elevation.

The fixings shall be exposed and un-screwed and shall not be cut off or left in the masonry so as to avoid any possible corrosion and expansion of ferrous metals that might cause damage to the stone.

Making good of redundant holes

Where existing fixing holes cannot be re-used, holes shall be sympathetically filled. Firstly, remove any loose debris from the hole, then carefully fill the hole with a suitable lime-based mortar or a specialized stone repair mortar, matching the original stone's color and texture as closely as possible.

Fixing of the proposed metal steps and porch

The metal steps are to be self-supported and limited restraint fixings shall be inserted into the stone to stabilize. Likely 4 No fixings into existing holes where possible. New holes to be drilled to an approximate depth of 60mm or thereabouts. Redundant holes to be filled as described.

The timber conservatory structure requires restraint fixings in the ends of the frames where they abut the stone. 4 No. 6mm fixings are likely required to each side of the frame and existing fixing holes should be adopted where possible. Redundant holes to be filled as described.

All fixings to be 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.

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8th August 2025