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Signed:	Officer:		Date:		Manager:		Date:
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Application Ref:	3/2020/0849	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	8/1/21	
Officer:	AD	
DELEGATED ITEM FILE REPORT:		Decision Approval

Development Description:	Replacement of front door of a bespoke timber flood door similar to those at 1, 2 and 3 Abbeycroft. Replacement of back door with a four-panel style door with clear units and replacement of the windows.
Site Address/Location:	4 Abbeycroft The Sands Whalley BB7 9TN

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Environment Agency:	
The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding. Flood Risk Standing Advice - standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals ... This proposal falls within this category.	

LLFA:

Consulted, no representations received.

Historic amenity societies:

Consulted, no representations received.

Historic England:

RVBC does not need to notify or consult HE on this application under the relevant statutory provisions.

CONSULTATIONS:	Additional Representations.
None received.	

RELEVANT POLICIES:
Planning (Listed Buildings and Conservation Areas) Act 1990. 'Preservation' in the duties at sections 16, 66 and 72 of the Act means "doing no harm to" (<i>South Lakeland DC v. Secretary of State for the Environment</i> [1992]).
National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Ribble Valley Core Strategy:

Key Statement EN5 – Heritage Assets
Policy DMG1 – General Considerations
Policy DME4 – Protecting Heritage Assets

Relevant Planning History:

No formal pre-application advise has been sought.

3/2017/1019 - Insulation of roof by inserting 50mm kingspan foam between the timbers and covering with 12mm fire-proof plasterboard. LBC refused 21 December 2017.

3/2017/0221 - Replacement of all existing windows with timber, double-glazed units. LBC granted 21 July 2017.

3/2017/0730 - Flood defence to external back door. To be demountable aluminium system with anodized aluminium side posts to be concealed by powder coating to match existing door frames. Back door 1200 high, each will have an angle bracket with 7 holes per angle, starting 50mm down with 150 mm between each. Holes 6mm wide at 2 Abbeycroft. LBC granted 5 October 2017.

3/2017/0156 - Proposed alterations to a Grade II Listed Building by replacing the existing hardwood front door for a bespoke timber flood door at 2 Abbeycroft. LBC granted 20 April 2017.

3/2016/0726 - Replace front and rear doors with timber flood doors (resubmission of application 3/2016/0351). LBC granted 24 August 2016.

3/2016/0351 - Replacement front and back doors and installation of timber flood doors. LBC refused 22 June 2016.

3/2017/0088 - Proposed demolition of external toilet block and the construction of a single storey extension at the rear of 1 and 2 Abbeycroft. LBC refused 19 April 2017. Appeal dismissed 3 November 2017.

3/2016/022 - Proposed demolition of external toilet block and the construction of a single storey extension at the rear of 1 and 2 Abbeycroft. PP refused 26 February 2016. Appeal dismissed 24 October 2016.

3/2015/0058 (LBC) - Install ceilings to all roof spaces with Kingspan 50mm insulation then fireboards. Replace 20th century staircase with like for like replacement into the loft space. Replace and reskim internal stud partition and staircase to small storage area. Rewiring and replumbing. Repair and restore the main staircase on a like for like basis (3 Abbeycroft). LBC refused (for part implemented works) 17 February 2017.

3/2013/0056 (PA) & 0057 (LBC) - Proposed internal alterations to a Grade II Listed Building (2 Abbeycroft). Granted 25 April 2013 and 26 April 2013.

3/2012/0898/P (LBC) & 3/2012/0897/P (PA) - Alterations to a Grade II listed building both internal and to rear elevation at 2 Abbey Croft. Refused 21 November 2012.

3/2012/0515 & 0516 – Internal and external alterations to a Grade II listed building (2 Abbeycroft). LBC and PP refused 31 July 2012.

3/2011/0207 (LBC) - Proposed installation of toughened glass in the windows that are below 800mm as per building control regulations. Windows to be the same size, colour and style as existing but there will

be a small logo in the bottom corner of the windows to show that it is toughened glass. LBC granted 15 September 2011.

3/2010/0402/P (LBC) - Replacement windows and minor internal alterations at No 1. LBC granted 21 October 2010.

3/2010/0162/P (LBC) - Retrospective application for replacement windows and minor internal alterations at No 1. LBC refused 23 April 2010.

3/1993/0393 – addition of first floor window in gable end (No 1). LBC granted 17 August 1993.

3/1993/0385 & 0386 – Amended alterations to convert property into two dwellings plus first floor extension and rear porch at 3 Abbeycroft. PP and LBC granted 13 August 1993.

3/1992/0329 & 0330 – Proposed formation of new party wall, recreate two dwellings, alterations to windows, restoration of door and new side door at 3 Abbeycroft. PP and LBC granted 29 July 1992.

3/1987/0133 & 0134 – roof repairs (1-3 Abbeycroft). LBC granted 12 May 1987.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

‘1,2 and 3 Abbeycroft’ is a Grade II listed building prominently sited (gable to the road) within Whalley Conservation Area and the setting of listed buildings and a scheduled monument (Whalley Abbey). The Planning Inspector at APP/T2350/W/16/3148135 (1 and 2 Abbeycroft; 24 October 2016) identifies:

“The site lies within the Whalley Conservation Area and borders the Whalley Abbey northwest gateway, Grade I listed; Scheduled Ancient Monument. In addition it lies within the setting of the Grade II listed buildings Abbey Presbytery and Whalley Viaduct and the Grade II listed building, Sands Cottage. These buildings and their environs, which have a tranquil rural character, form a little-altered setting to the site, which in turn makes a prominent and positive contribution to character and appearance of the conservation area. The combination of these elements makes the site highly significant and sensitive to change. The special interest of Abbeycroft as a listed building lies primarily in its age and rarity, its architectural evolution, its historic use and development and its group value and setting with other listed structures”.*

The list description (13/02/67 with revision 28/06/16) identifies:

“Row of 4 houses, probably originally one, mid C17, altered late C19 ... Windows C19, chamfered with central mullion. Doors have chamfered stone surrounds. Nos.3 and 4, at the left, is of 5 bays and has stone attic gabled dormers over the 3rd and 5th bays, with one-light chamfered windows. Doors in 3rd and 4th bays. No.2 is of one bay and has a door at the left and has 2 attic dormers. No.1 has a window to the left of and one above the door, and an attic dormer”.

The Whalley Conservation Area Appraisal (The Conservation Studio consultants; adopted by the Borough Council 3 April 2007 following public consultation) identifies:

i) An Important View from Abbeycroft towards Whalley Abbey Northwest Gateway (Grade I listed; scheduled monument; Focal Building in the Appraisal); Significant Open Space to the south and west; Important Tree Group to the west (Townscape Appraisal Map);

ii) *“18th century Whalley was still dominated by the Abbey and the families that lived there. Ashton Curzon’s estate map of 1762 shows the Abbey (house, ruins and two gatehouses), the parish church, and*

scattered development to the north and west including what is now nos. 1-4 The Square nos. 1-3 Abbeycroft, and no. 34 The Sands" (Origins and historic development);

iii) "To the north of the Abbey ruins, Church Lane continues into The Sands, a wide, more rural lane which connects Whalley to the fields to the west of the town through the former Abbey gatehouse and which must therefore be at least 13th century in date" (Plan form and building types);

iv) Photograph of the approach to the NW Gateway (page 20);

v, "Continuing loss of original architectural details and use of inappropriate modern materials or details" (Threats).

A Heritage Assessment (Gary Miller, 2012) submitted with application 3/2016/0022 identifies:

"Abbeycroft occupies an important site on the fringe of Whalley, within the precinct of the Cistercian abbey ... The somewhat plain 19th century exterior of Abbeycroft conceals possible origins as a timber-framed structure of the early 17th century that was subsequently clad in stone. The present Number 2 may have been its housebody, on evidence of a large firehood and baffle entry arrangement, and originally marked the end of the building before the present Number 1 was added probably at the end of the 17th century. A crosswall within Number 2 containing traces of a former window shows where the original house terminated ... Abbeycroft is an important heritage asset, significant for its architectural interest, group value and setting and for the contribution it makes to the Whalley Conservation Area " (Executive Summary).

"the significance of 2 Abbeycroft is evaluated thus:

Age and rarity: The building dates from at least the early 17th century and thus has rarity value as only a limited building stock survives from this period

Architectural interest: the highly-complex evolution of the building, demonstrating several stages of building, is significant, as are the surviving interior details which provide evidence of this phasing

Historical interest ... Group value ... Setting" (page 35).

"Conclusions:

Along with its neighbours at Abbeycroft, Number 2 is a heritage asset of extensive significance, recognised statutorily by Grade II national designation. The nature of this significance lies chiefly in its age and rarity, architectural interest, group value and setting. It is significant on the first two counts as a building of early 17th century origins that were possibly timber-framed, and which has subsequently undergone a highly complex evolution involving phased rebuilding in stone followed by alteration and eventual subdivision in the 19th century ... The wide extent of this significance means Abbeycroft is an important local heritage asset to Whalley and in particular to its Conservation Area, as it contributes to the special character upon which the area was established; and thus to the borough of Ribble Valley generally. Regionally, the building is of significance as one of the early 17th century houses surviving in Lancashire, and would in this regard be of value to any future academic study of the county's vernacular buildings" (page 35).

Proposed Development for which consent is sought:

Listed building consent is sought for replacement front and rear doors (the rear door is adjoined by windows) to ensure flood resilience. The submitted Heritage Statement identifies of the front door "it is ill-fitting and this allowed ingress of water during the recent floods in Whalley".

The doors are proposed in Accoya (treated hardwood). A paint sample has been submitted (doors only?).

No detailed information on door furniture has been submitted.

Impact on the special architectural and historic interest of the listed building, the setting of listed buildings and the character and appearance of Whalley Conservation Area:

The proposed works are acceptable.

'Flooding and Historic Buildings' (Historic England, April 2015) identifies:

"Flood-resilient measures - For properties vulnerable to repeated flooding it is advisable to limit the potential damage and cost and the amount of time the property is uninhabitable. Modifications can be carried out to services, interior fixtures and fittings to limit damage and enable the building to be made habitable again as soon as possible after a flood."

The following issues can be considered:

moving services ... new electrical circuitry, fuse boxes and heaters can be installed at a higher level ... basements or cellars consider installing a sump with submersible emergency power supply ... plumbing can be fitted with backflow valves ... lime-plastered walls should be retained ... lime is also mildly self-disinfecting ... solid timber doors will be comparatively water resistant compared to modern hollow core doors ... tiled floors can be washed and cleaned easily" (page 13).

"Consents for flood-resilient and resistance measures ... The granting of consent to carry out works to protect the building from flooding will be influenced by the impact of the proposals on the architectural or historic interest of the building" (page 13).

The Whalley Conservation Area Management Guidance identifies:

"Doors and doorways: Original doors should be retained. Their replacement or defacement is often entirely unnecessary. Replacement doors should copy the original in the materials, the detail of the design, and the paint finish. Modern off-the-peg doors are not generally acceptable for use in historic buildings, nor are doors with incongruous design features such as integral fanlights. Unpainted hardwood, stained or varnished softwood, or uPVC doors are rarely suitable. Doorcases, door furniture including hinges, knockers and letter-boxes, foot scrapers, fanlights, pediments, columns, pilasters, cornices, consoles and carved or stucco moulded details should not be removed or mutilated but retained even if the doorway is redundant".

"Replacement windows: The insertion of factory made standard windows of all kinds, whether in timber, aluminium, galvanised steel or plastic is almost always damaging to the character and appearance of historic buildings. In particular, for reasons of strength the thickness of frame members tends to be greater in plastic or aluminium windows than in traditional timber ones. Modern casements with top-opening or louvred lights or asymmetrically spaced lights are generally unsuitable as replacements for windows in historic buildings".

'Alterations to Listed Buildings' (IHBC, 2021) identifies:

“2.6 Many listed buildings have been altered to cater for the requirements of owners and some of their interest may result from the way in which the present form and layout reflects changing uses and architectural, social and economic aspirations. When contemplating alterations, as a general principle historic fabric should be conserved and historic architectural detailing respected, whether it is original or a later addition of special interest.

2.7 Later additions, embellishments or re-modellings of definite quality may often be part of the building's evolutionary story. The qualities of a listed building are not necessarily diminished by later additions and minor accretions”.

“2.9 Generally, later features of interest should not be removed merely to restore a building to an earlier form, particularly if based on conjecture rather than evidence”.

“2.10 The wholesale reinstatement of lost, destroyed, or superseded elements of a building or an interior scheme is only appropriate where the integrity of its design has largely survived. Reinstatement of lost or destroyed elements might be carried out if based on adequate evidence confirming the detailed historical authenticity of what is proposed, if scrupulously documented and undertaken in an architecturally and historically correct manner. Conjectural work should be avoided”.

However, detailed consideration to the planning history identifies that the incongruent form of the rear door/window and other apparent departures from the approved plans for 3/1993/0385 & 0386 were the subject of post – application consideration in 1996. A letter and elevation plans concerning Building Regulations amendments was received 20/12/95. The Borough Council planning officer considered these to be ‘minor working amendments’ to the listed building consent and planning permission (letter 12/1/96).

It is also noted that in respect to the front elevation early C20 door, 3/1992/0329 & 0330 included ‘restore doors to cottage style boarded stained finish’ (no window to door).

Therefore, the Borough Council has previously considered works very similar to those proposed to not be harmful. There are also similar flood doors elsewhere within the listed building.

Observations/Consideration of Matters Raised/Conclusion:

Therefore, in giving considerable importance and weight to the duties at section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (where applicable) and in consideration to NPPF and Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy it is recommended that listed building consent be granted.

RECOMMENDATION:	That listed building consent be granted.
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