


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0502 and 3/2021/0468	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	AD	
DELEGATED ITEM FILE REPORT:		CONDITION DISCHARGE

Development Description:	0502 - Discharge of Condition 3 (Samples) of Listed Building Consent 3/2020/0909. 0468 - Discharge of Condition 3 (Roofing Materials) of Listed building Consent application 3/2020/0909.
Site Address/Location:	Snow Hill House Main Street Gisburn BB7 4HD

RELEVANT POLICIES:

Planning (Listed Buildings and Conservation Areas) Act 1990. 'Preservation' in the duty at section 66 of the Act means "doing no harm to" (*South Lakeland DC v. Secretary of State for the Environment* [1992]).

Gisburn Conservation Area Appraisal

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

ASSESSMENT OF PROPOSED DISCHARGE OF CONDITION:

The application seeks to discharge condition 3 of 3/2020/0909 as follows:

Condition 03: (Materials)

Precise specifications and samples of new roofing materials shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the special architectural and historic interest of the listed building.

Samples of timber batons (BS5534 and 8417), insulating material (Thermafleec Cosywool Insulation 50mm x 390mm) and felt (Proctor Roofshield Underlay) have been submitted re: 0468. A Sample of timber (Vac treated; to supplement suspect purlin) has been submitted re: 0502. These are all acceptable if include the sheep's wool (breathable and hydroscopic) insulation and a breathable felt identified in 3/2020/0909.

No samples of roof cover material have been submitted. It is suggested that the condition is not fully discharged to allow for any replacement of stone slates during works.

RECOMMENDATION:	That condition 3 be partially discharged in respect to baton timber, underlay, insulation and supplementary purlin timber.