

**From:** [REDACTED]  
**Sent:** 31 May 2023 17:30  
**To:** Planning  
**Subject:** Application Ref: 3/2023/0132 - Former Punch Bowl Inn, Longridge Road, Hurst Green Bb7 9QW

**Categories:** Waiting for a response

  
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FAO: Lyndsey Hayes

**Address: Former Punch Bowl Inn, Longridge Road, Hurst Green Bb7 9QW**  
**Application Ref: 3/2023/0132**

**Proposal:** Erection of a new building to accommodate six holiday lets and one unit for manager's accommodation.

**Statutory Remit:** Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). We are a consultee on all Listed Building Consent applications involving an element of demolition, as required by the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

**Comments:** Thank you for consulting HB&P on this application. HB&P have reviewed the documentation available on your website and strongly **object** to the application.

Paragraph 189 of the NPPF (2021) advises that 'Heritage assets range from sites and buildings of local historic value to those of the highest significance... These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

The Punch Bowl was illegally demolished without any form of listed building consent. Ribble Valley Borough Council issued an enforcement notice on the Owners of the site for the rebuilding in exactly the same form. The baseline for this application must therefore be as if this heritage asset is extant.

Complete demolition or the relocation of a listed building would result in substantial harm. The form, setting, materials, location, and multiphase development of the Punch Bowl are all essential components of its architectural and historic significance. Unfortunately, this application does not address the requirements set out in paragraphs 200 and 201 of the NPPF (2021) that are needed to justify or substantiate this level of substantial harm. HB&P therefore object to the proposal and advise that the Punch Bowl must be reinstated in its original form, as per the enforcement order.

Further, the applicant suggests the relocated building would reflect the plans approved by application No. 3/2018/0362. However, this is not possible, as that approval expired in 2021. A new application for the change of use and other alterations will need to be resubmitted once the building has been reinstated.

**Recommendation:** Submission of amended plans or Refusal

HB&P recommends that amended plans are submitted that reflect the requirements of the enforcement order to reinstate the Punch Bowl. If this is not forthcoming, it is recommended it is refused due to the level of harm that would be caused by the proposed development to the setting, appearance, form and location of a designated heritage asset. The key policies are 199 and 200 of the NPPF (2021) and Policy DME4: Protecting Heritage Assets of the Ribble Valley Core Strategy.

Regards

