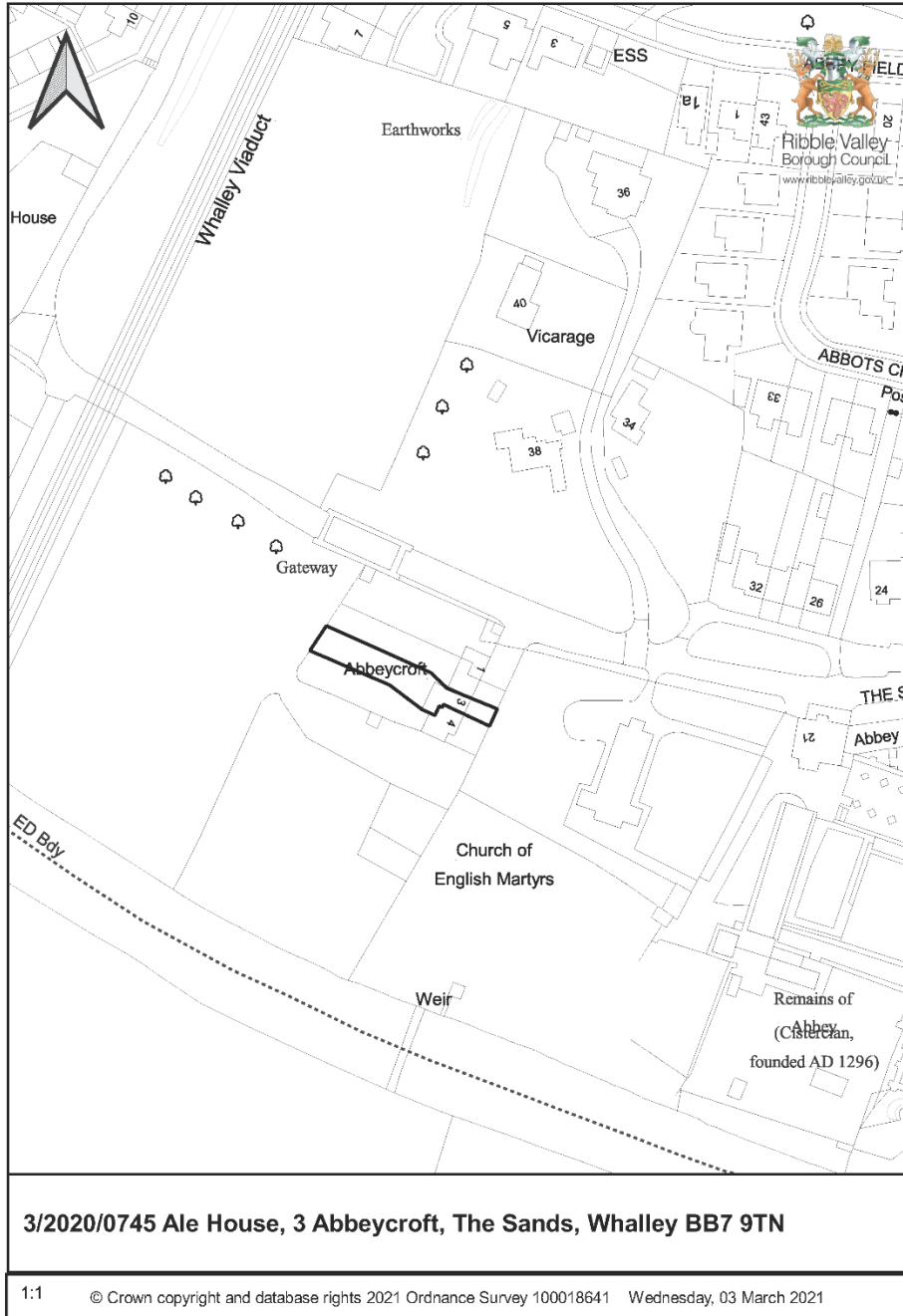


APPLICATION REF: 3/2020/0745

GRID REF: SD 372923 436134

DEVELOPMENT DESCRIPTION:

INSERTION OF LAP VENTS IN BITUMINOUS SARKING. FRAME OUT RAFTERS WITH REMOVABLE TIMBER AND FIX WOOD FIBREBOARD. FIT PLASTERBOARD AND SKIM, FINISH WITH BREATHABLE PAINT AT THE ALE, 3 ABBEYCROFT, THE SANDS, WHALLEY BB7 9TN



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received.

LANCASHIRE COUNTY COUNCIL (ARCHAEOLOGY):

No objections.

HISTORIC AMENITY SOCIETIES:

Consulted, no representations received.

RVBC COUNTRYSIDE:

A condition is recommended in respect to the possible event of bats being disturbed during construction.

ADDITIONAL REPRESENTATIONS:

None received.

1. Site Description and Surrounding Area

- 1.1 '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:

2. Proposed Development for which consent is sought

- 2.1 Listed building consent is sought for a replacement attic ceiling. The submitted information states that an earlier ceiling was removed prior to roof repairs in the 1990s. The existing ceiling is unauthorised and this application seeks to regularise this situation.

- 2.2 A Heritage Impact Statement was submitted in January 2021. This identifies:

"it must be demonstrated that the air gap above the insulation has the ability for the air to flow and not stagnate, thus causing surface and interstitial condensation. Additionally, the use of modern materials such as cement based plasterboard and plaster skim can often be considered to lack historic authenticity, integrity and quality, particularly when proposed in buildings of high to exceptional historic significance" (2.10 Note).

"The proposals broadly comprise the removal and replacement of the modern plasterboard/skim, surface and friction fitted insulation. The proposals specify the use of wood fibreboard insulation surface fixed to the rafter (and possibly friction fitted, leaving a minimum of 50mm air gap over). The fibreboard is then to be rendered and skimmed with a lime-based plaster and finished with a breathable paint. Prior to the installation of the proposed insulation, lap ventilators are proposed to be installed within the existing membrane" (3.0).

“The proposals depart slightly from ‘best practice’ in terms of retaining the existing roof membrane (*modern bituminous felt membrane; non-breathable - not air permeable - building fabric*), however, the proposals present the most appropriate and least invasive solution” (5.3).

“previous works of circa 2015 ... it cannot be guaranteed that they will not be causative of harm over time. Therefore, the removal of the modern insulation and plasterboard is welcomed” (5.5).

“The impact of the proposals on the architectural (aesthetic) values attributed to the building and its setting are entirely benign” (4.1).

“no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as ... the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (5.9).

3. **Relevant Planning History**

3/2019/0195 - Insulation of roof by inserting rigid foam insulation board push fitted between the joists and 80mm insulation below the joist and covering with 12mm fire-proof plasterboard. Resubmission of application 3/2017/1019. LBC refused 31 January 2020.

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.

4. **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" (*South Lakeland DC v. Secretary of State for the Environment* [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

5. **Assessment of Proposed Development**

5.1 **Impact upon the special architectural and historic interest of the listed building, the setting of listed buildings and the scheduled monument and the character and appearance of Whalley Conservation Area:**

5.1.1 The applicant states that a ceiling was present before the roof repairs of the 1990s and the conservation agent identifies that the impact of the proposals on the architectural (aesthetic) values are entirely benign.

5.1.2 In respect to building fabric, the agent states that the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future. The applicant has been asked for confirmation from his conservation agent that this means no 'harm' to the special architectural and historic interest of the listed building (see the legal duty at section 16 of the Act) and Committee will be informed of his response before decision. In the event of this confirmation being received, the works will not harm the appearance or historic fabric of the building and are acceptable.

5.2 **Impact upon protected species:**

5.2.1 The condition suggested by RVBC Countryside will ensure that bats are protected during construction works.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 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 should be GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be undertaken in accordance with the specifications in the Heritage Impact Statement submitted in January 2021.

REASON: The proposals have been subject to agreed amendments.

3. In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist. The results of the advice and any suggested mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to works recommencing. The development thereafter shall be undertaken in accordance with any agreed mitigation.

REASON: To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population and bats will be protected from the damaging activities of development.

4. This consent relates to proposed works to the attic ceiling only.

REASON: For the avoidance of doubt as works requiring but not having received listed building consent have been implemented at this listed building.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0745