

68083 – Brandlesholme Hall, Brandlesholme Road

Listed building consent for removal of existing porch; Removal of existing brick stores; Removal of window to be replaced with door; Addition of 4 no. windows to ground floor and first floor roof's; Conversion of attic space to bedroom

A previous Listed building Consent, 58982, gave permission for a two story rear extension. This application is for the removal of elements of low to negligible significance and is therefore acceptable. It is not considered the additional bifold door the rear, replacement windows to the front elevation and addition rooflights to the rear elevation would harm the significance of the building.

The core of the buildings significance lies in its historic fabric. The conversion of the attic has required the removal of the non-historic inserted partitions and has fully exposed the roof structure, which has hitherto been concealed. Consequently it has already greatly increased our understanding of the building. It is understood the intention is to keep as much of the structure exposed as practically possible, which is another positive step as is the decision to bring the entire room back into use.

As such the attic conversion is acceptable and should be carried out in a sensitive and sympathetic manner. It is recommended a condition is added to secure details of the roof lights and their insertion into the roof as some historic fabric would be lost, but this would be outweighed by the benefits of the further revealing the significance of the building in re-opening the original historic internal roof timbers. The condition should require the details of the design of the roof lights and a method statement and details of their installation with regard to the internal roof boards.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

03/05/2022