

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 7 FEBRUARY 2019
 title: LISTED BUILDING AT RISK – DOG KENNELS, GISBURNE PARK
 submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING
 principal author: ADRIAN DOWD – PRINCIPAL PLANNING OFFICER

1 PURPOSE

- 1.1 To inform Members of proposals to address the urgent need for repair works to the 18th century Grade II listed Dog Kennels within Gisburne Park Historic Park and Garden (Grade II) and the setting of Gisburne Park House (Grade I).
- 1.2 Relevance to the Council's ambitions and priorities:
- Community Objectives – To conserve our countryside, the natural beauty of the area and enhance our built environment.
 - Corporate Priorities – To protect and enhance the existing environmental quality of our area.
 - Other Considerations – None.

2 BACKGROUND

- 2.1 The 'Dog Kennels by River Ribble, approximately 90m north east of Gisburne Bridge, Gisburn Park' was listed by the Secretary of State on 30 January 1981. The list description identifies it as '*probably late 18th century. Limestone rubble with sandstone dressings and brick inner walls. A sham castle with two round towers, flanking a lower central section of square plan*'. At the date of listing the historic building was described as 'derelict' and some roof coverings were missing.
- 2.2 In February 1996 planning permission (3/95/0631) and listed building consent (3/95/0632) was granted for 'restoration and conversion to domestic use'. As part of the applications officers noted that '*the building is now in an advanced state of dereliction. Areas of stone work have collapsed and large amounts of vegetation are growing out of the structure. Portions of the roof and the castellations around the turrets have disappeared altogether*'.
- 2.3 In 2010 the 'Gisburne Historic Landscape Management Plan' (Parklands Consortium Limited, October 2010) identified its condition to be '*Derelict: a ruin or badly damaged/incomplete*' and concluded that the '**Dog kennels ... require consolidation before they are lost**' (page 119).
- 2.4 In December 2011 the importance of the park and its buildings was further recognised when 'Gisburne Park, north of Gisburn' was added to English Heritage's Register of Parks and Gardens of Special Historic Interest in England at Grade II. The description includes:

“... A set of dog kennels (listed Grade II), in the form of a mock castle with two round towers, is situated above the River Ribble to the north-west of the walled garden”.

- 2.5 The Principal Planning Officer (Design and Conservation) wrote to the owner of the Dog Kennels in October 2013 in concern to their deteriorating state. In April 2014, ongoing concerns were reported to Planning and Development Committee. The Historic England Structural Engineer undertook an assessment in April 2015 and reported *“The building is currently in a ruinous and significantly deteriorated condition with a risk of further imminent collapse of sections of masonry. Remedial work should be urgently undertaken, as a minimum to make the building safe and to secure the remaining structural fabric”.*
- 2.6 A listed building consent application (3/2018/0652) was submitted in August 2018 in part to “stabilise and retain the existing building”. However, insufficient information supports the application to enable the extent and impact of works on the special interest and significance of the listed building to be fully assessed.

3 WAY FORWARD

- 3.1 There are serious concerns for the further deterioration of the building over the winter months and there is an urgent need to stabilise the building and prevent further decay. In this regard, given that the requested information has not been forthcoming from the property owner and/or their agent, the Local Planning Authority has decided to issue an Urgent Works Notice.
- 3.2 Although the owners of listed buildings are under no legal obligation to maintain their property in a good state of repair; even though it is in their interests to do so, local authorities have a range of statutory enforcement powers at their disposal, including Urgent Works Notices, to secure the future of historic buildings
- 3.3 An urgent works notice is a direct way of securing repairs urgently necessary for the preservation of a building. An Urgent Works Notice should generally be restricted to urgent repairs to keep a building wind and weather-proof and safe from collapse, or action to prevent vandalism or theft. The cost of carrying out the works may be recovered by the local authority or Historic England (as appropriate) from the owner. Such cost may include the continuing expense of providing temporary support or shelter of the building.
- 3.4 Given the extent that the building has deteriorated such a notice is considered essential for this building. In this regard three quotations have been requested from conservation surveyors and architects to provide a schedule of works to form the content of the Urgent Works Notice. However subsequently the Council has appointed a Surveying Assistant who has experience in such conservation matters, so the schedule of required works will be done in house. As the structure is deemed to be unsafe it may be necessary to appoint a Conservation accredited Structural Engineer to clarify the essential making safe work. This will be clarified and quotations sought if deemed necessary.
- 3.5 Following the serving of the Notice Council officers will provide all necessary support and advice to the building owner in achieving the optimum viable use of the building.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – The cost of carrying out works within an Urgent Works Notice will be borne by the Local Authority however may be recovered by the local authority from the building owner.
- Technical, Environmental and Legal - No implications identified.
- Political – No implications identified.
- Reputation – No implications identified.
- Equality & Diversity – No implications identified.

5 CONCLUSION

5.1 Members are asked to note the intention to serve an Urgent Works Notice at the Dog Kennels within Gisburne Park.

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BACKGROUND PAPERS

Urgent works to Listed Buildings and Conservation Areas (Historic England website)
Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings (Historic England, 2016)

For further information please ask for Adrian Dowd, extension 4513.