

Nicola Gunn

From: Planning
Subject: FW: Consultation on planning application 3/2022/0623 Woodfold Park Stud, Woodfold Park, Mellor BB2 7QA
Attachments: 22 0623 Consult.pdf

From: Adrian Dowd <
Sent: 12 August 2022 12:32
To: Planning <planning@ribblevalley.gov.uk>
Cc: Kathryn Hughes <
Subject: FW: Consultation on planning application 3/2022/0623 Woodfold Park Stud, Woodfold Park, Mellor BB2 7QA

Hi Kathryn,

The site is within the Woodfold Park Historic Park and Garden <https://historicengland.org.uk/listing/the-list/list-entry/1001341> and the setting of the Park's listed buildings including Woodfold Park and The Orangery.

A comprehensive analysis of the Park was undertaken for 3/2001/0672
https://webportal.ribblevalley.gov.uk/planx_downloads/01_0672_Landscape_History.pdf

The following may also be of interest:

Condition - Generally satisfactory but with significant localised problems; Vulnerability – High; Trend – Declining. Park laid out in the 1790s providing the setting for a country house. The house is now subdivided into multiple ownership and various estate buildings have been converted into private dwellings. This progressive redevelopment has impacted significantly upon the historic character of the designed landscape in the immediate vicinity of the principal buildings. <https://historicengland.org.uk/images-books/publications/har-2021-registers/nw-har-register2021/> Historic England Heritage at Risk page 58.

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> NPPG Historic Environment paragraph 13 (setting).

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> Historic England Setting of Heritage Assets Page 5 – Designed Settings.

<https://historicengland.org.uk/listing/selection-criteria/pag-selection/> Historic England Parks and Gardens Selection Guide.

<https://thegardenstrust.org/conservation/conservation-publications/> The Gardens Trust advice.

Paragraph 2.3 of the Planning Statement may suggest that the existing development is an element of the 'enabling development' (in my understanding?) in 3/2001/0672. If this is the case, NPPF paragraph 208 (see also Enabling Development and Heritage Assets, Historic England, 2020) identifies 'enabling development' as development that would not be in compliance with local and/or national planning policies, and not normally be given planning permission, except for the fact that it would secure the future conservation of a heritage asset. Enabling Development and Heritage Assets paragraph 13 identifies that the harm done by enabling development contrary to other planning policies is likely to be permanent and irreversible and is therefore likely to be a last resort.

It appears that the design of the existing dwelling and outbuildings was to echo Woodfold Hall and its neo-classical style (*"the 18th century marked a movement away from traditional vernacular building to a more consciously designed 'polite' form of architecture. Buildings from this period are influenced by a sense of proportion and incorporate sliding sash windows and elements of classical detailing such as pediments and friezes"* Clitheroe Conservation Area Appraisal). The proposed new wings do not compliment existing form (flat-roofed; horizontally emphasised openings) or the use of materials (large expanses of glazing; timber cladding). The proposal's undue prominence, incongruity and conspicuousness is harmful to the character of Woodfold Park Historic Park and Garden and the setting of the listed buildings within the Park.

However, these are my opinions as an officer of the Borough Council only which will not prejudice the formal decision of the Borough Council.

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