



RIBBLE VALLEY
BOROUGH COUNCIL

18 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No: 020110578P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA

Tel: 01200 425111

www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MW First name: Malcolm
Last name: Vaughan
Company (optional):
Unit: House number: House suffix:
House name: Austin House
Address 1: Malt Kiln Lane
Address 2:
Address 3:
Town: Chipping
County: Lancs
Country:
Postcode: PR3 2GP

2. Agent Name and Address

Title: First name: John
Last name: Willcock
Company (optional): JWPC
Unit: House number: House suffix:
House name: 1B, Waterview
Address 1: White Cross
Address 2:
Address 3:
Town: Lancaster
County: Lancs.
Country:
Postcode: LA1 4XS

3. Description of Proposed Works

Please describe the proposed works:

Erection of single storey side extension
on existing patio to form new study.
(to allow "working from home")

3. Description of Proposed Works (continued)

Has the work already started?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: Austin HouseAddress 1: Matt Kiln LaneAddress 2: Address 3: Town: ChippingCounty: LancsPostcode (optional): PR3 2GP**5. Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Graeme Thorpe

Reference:

Site meeting

Date (DD MM YYYY):

30/6/2012

(must be pre-application submission)

Details of the pre-application advice received:

To test scheme by application**7. Trees and Hedges**

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these

statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	stone	stone	<input type="checkbox"/>	<input type="checkbox"/>
Roof	slate	slate	<input type="checkbox"/>	<input type="checkbox"/>
Windows	timber	timber	<input type="checkbox"/>	<input type="checkbox"/>
Doors	timber	timber	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g fences, walls)	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)	-	-	<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

included DAS
Heritage Statement

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

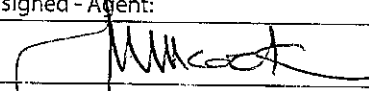
(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--



14/7/11

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14/7/11

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

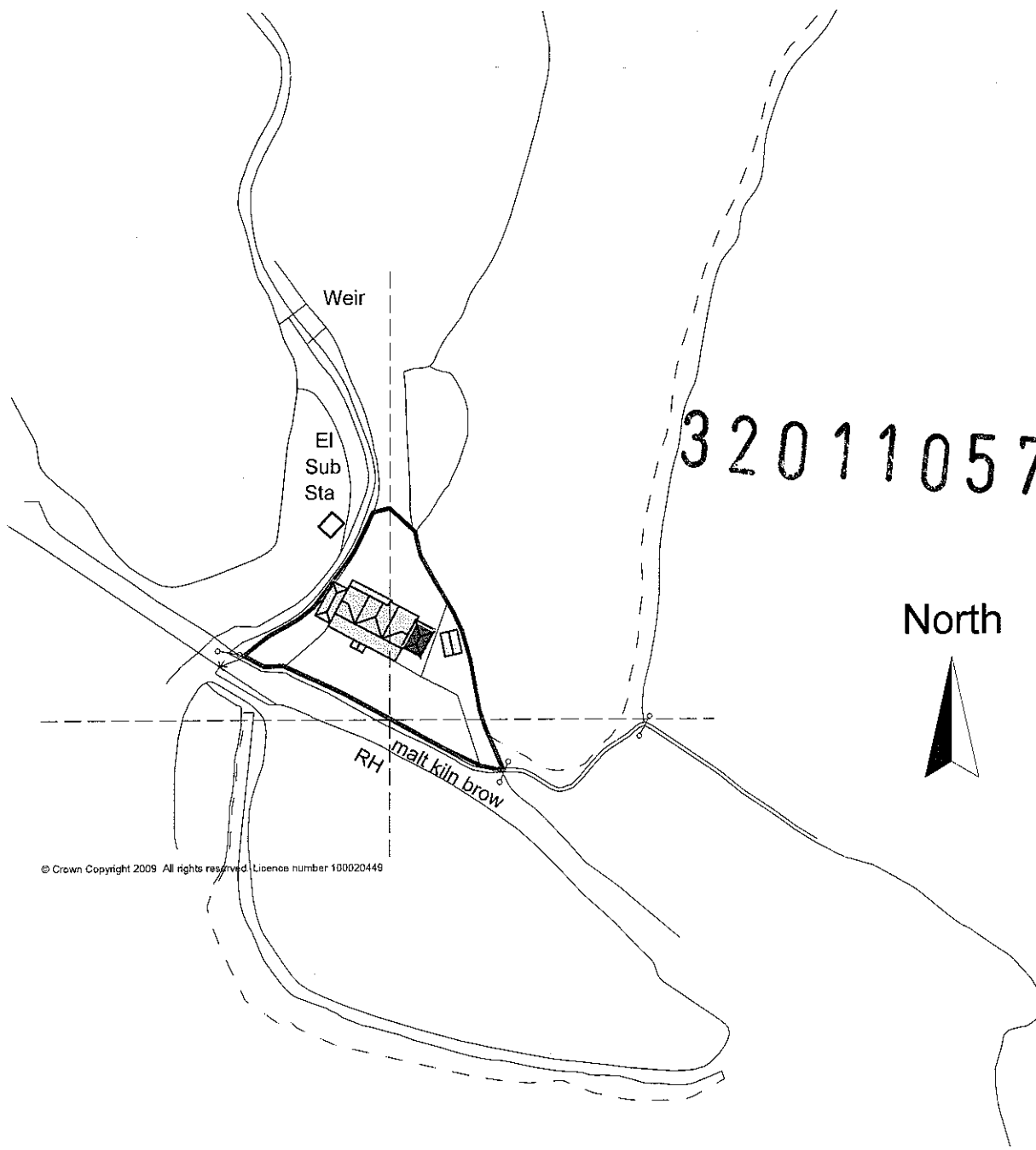
☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



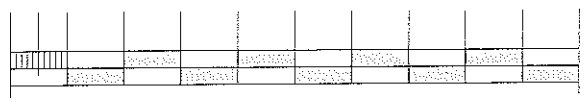
320110578 P

North



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0 10 20 30 40 50 60 70 80 90 100m



scale 1:1250

**AUSTIN HOUSE
MALT KILN LANE
CHIPPING, LANCASHIRE**

320:10578P

**PPS5 STATEMENT
PLANNING FOR THE HISTORIC
ENVIRONMENT**



April 2011

**PETER DE FIGUEIREDO
HISTORIC BUILDINGS ADVISER**

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E: peter@defigueiredo.co.uk W: www.defigueiredo.co.uk**

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1 INTRODUCTION

- 1.1 Austin House is a residential property overlooking the mill pond on the northern edge of Chipping. It dates from the early-mid 19th century, and was probably built by the Weld family of Leagram Park as an agricultural smallholding. In the later 19th century it was enlarged, possibly for livestock.
- 1.2 The property was sold in 1979 to the owners of Kirk Mill, who adapted and regularised the building, giving it its present appearance. The current owners have carried out further alterations and extensions during the past ten years and improved its landscape setting.
- 1.3 The owners now wish to add a study for home working, and have looked at a number of options for extending the house. Since the building stands within the setting of the Kirk Mill Conservation Area, a historic and architectural appraisal of the building and its setting has been commissioned to inform the design and to support a planning application.
- 1.4 This PPS5 Statement, which has been prepared by Peter de Figueiredo, provides an assessment of the building within its historic context, and an understanding of its development based on historical research, building recording and comparative analysis. The Statement of Significance has been used to guide the development project. Also included in the document is an assessment of the impact of two options on the significance of the building and the setting of the conservation area as required by PPS5 and local planning policy.

2 HISTORY OF AUSTIN HOUSE

- 2.1 The settlement of Chipping is situated on the south westerly edge of the Forest of Bowland. Leagram Park, which has its origins as one of the medieval deer parks of the Forest, was bought by Sir Richard Sherburne of Stonyhurst from the Earl of Leicester in the 16th century to serve as his hunting lodge as Master Forester of Bowland. The estate later passed to the Weld family, who still own it¹. George Weld built Leagram Hall in 1822, though this was replaced in 1963 by the present small neo-Georgian house to the design of Fulke Fitzherbert-Brockholes.
- 2.2 At the time Austin House was erected, the land formed part of the Leagram estate, and it is likely that it was built as a farm or small holding by the Weld family. On the basis of its style and construction, the house appears to date from c.1840.
- 2.3 Whilst the 1840 Tithe map for Chipping township (Fig. 1) does not record the building, this is because Malt Kiln Lane formed the boundary

¹ John Martin Robinson, *A Guide to the Country Houses of the North West*, 1991

with Leagram-with-Bowland township, and the site was just outside Chipping. Since Leagram-with-Bowland was in private landed ownership, it was not surveyed. Nonetheless a building close the site of Austin House is shown in faint outline on the Chipping Tithe map, and is also recorded on a map dated 1845, on which Austin House, then called Dam Side (Fig.2) also features. It seems likely therefore that the house originated between 1840 and 1845.



Fig. 1: Tithe map of Chipping township 1840

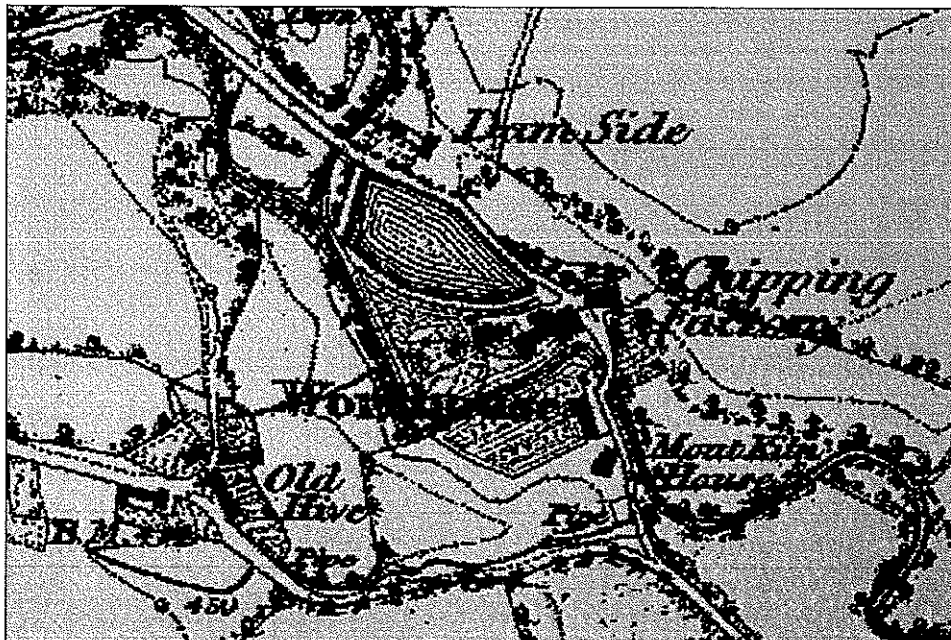


Fig 2: Map 1845

- 2.4 First named Dam Side, since there was a dam adjoining the property, Austin House was built overlooking the mill pond that provided the water supply for Kirk Mill. With its origins as a medieval corn mill, Kirk Mill developed into a cotton mill in 1785 with water-powered machinery based on the designs of Richard Arkwright. Cotton spinning was discontinued in 1866 when supplies of raw cotton were affected by the American Civil War, and in the late 19th century a joinery and chair-making business was established at the mill, which continued until recently.
- 2.3 By 1890, the date of the first OS map (Fig 3) Austin House had been extended, whilst the adjoining building, shown on the earlier maps, had been removed. The extension, which increased the frontage width of the property, is marked with a dividing wall, which suggests that it was either in separate occupation or used for animals. The OS map revision of 1910 shows the house to be still in two parts, with a small extension added at the rear of the original house (Fig 4).

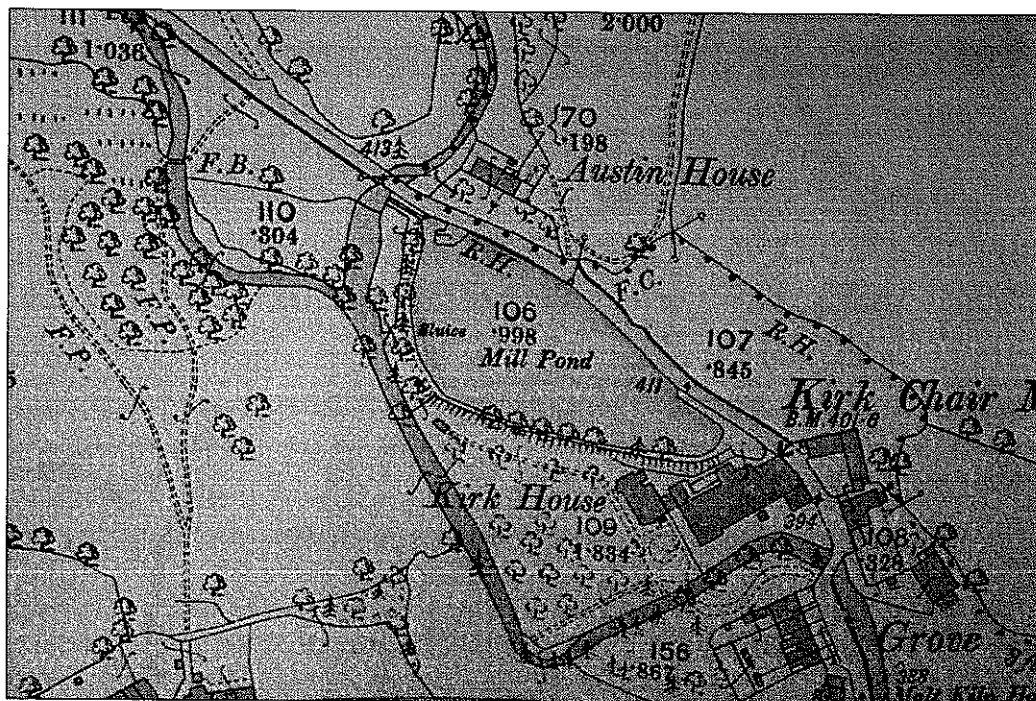


Fig 3: OS Map 1890-91

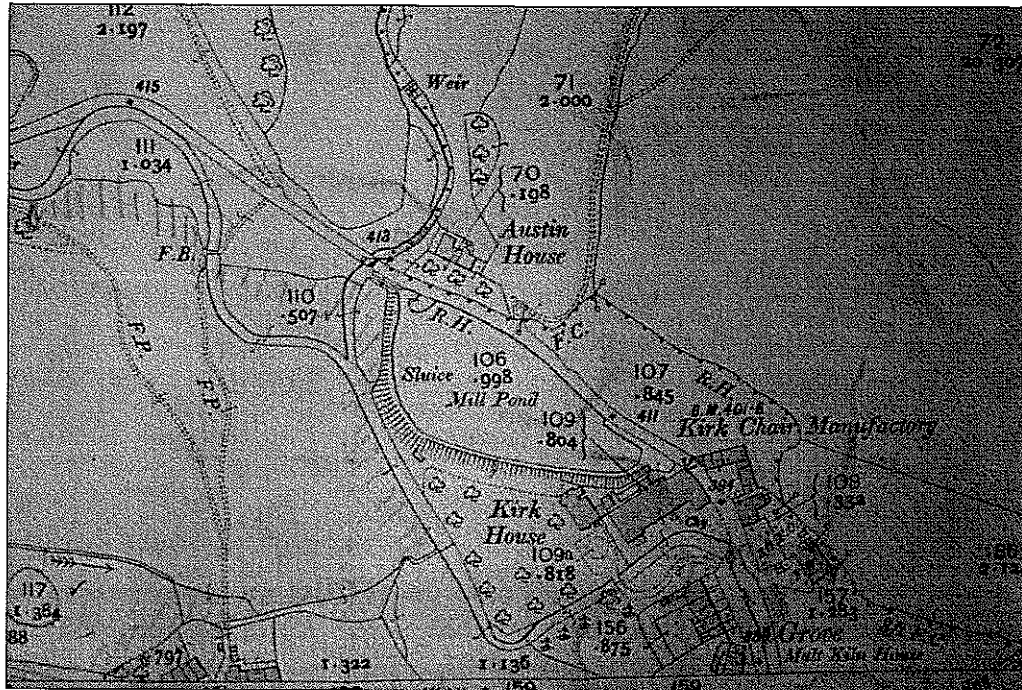


Fig 4: OS Map 1910

- 2.4 A conveyance dated 3 October 1979 involved the transfer of ownership of Austin House from Charles Joseph Ignatius Weld-Blundell of Leagram Park to H J Berry and Sons, the owners of Kirk Mill, at a cost of £43,500. Planning permission was granted on 29 November of that year for an extension, change of use of a barn to a dwelling, and the installation of a septic tank. A plan of the property dated July 1979 shows it prior to commencement of works, when it can be seen that a large shed was situated to the rear (Fig. 5). Photographs from July 1979 and June 1981 (Figs. 6 and 7) show views before and after the works.
- 2.5 On 15 July 1986, Austin House was sold by H J Berry and Sons to Ronald and Elizabeth Hamlet for £84,000. They sold it to the present owners, Mr and Mrs Vaughan, approximately ten years ago. Since that time, the Vaughans have refurbished the house to a high standard, and built extensions at the rear and west gable end.

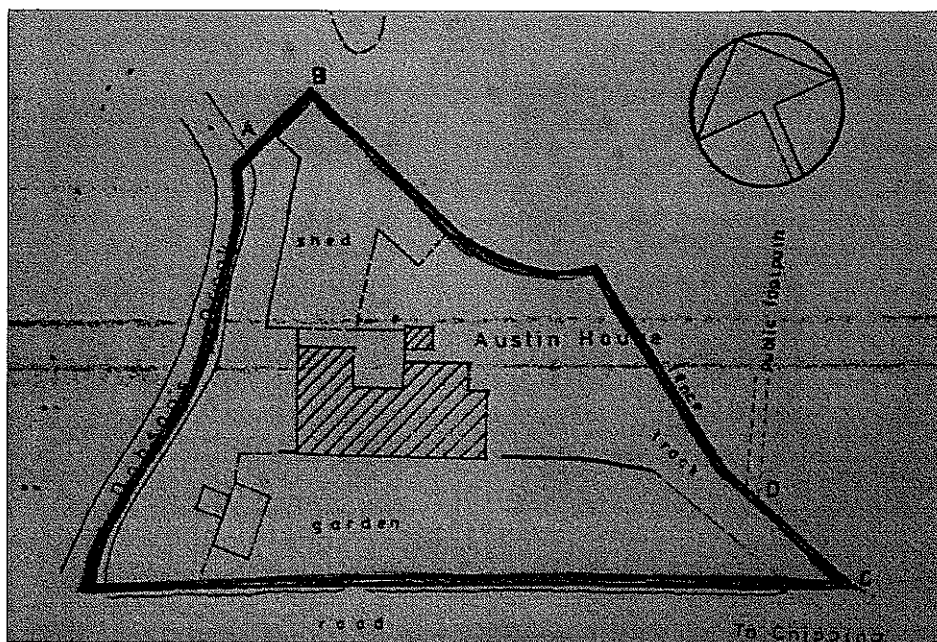


Fig. 5: Plan of Austin House, 6 July 1979

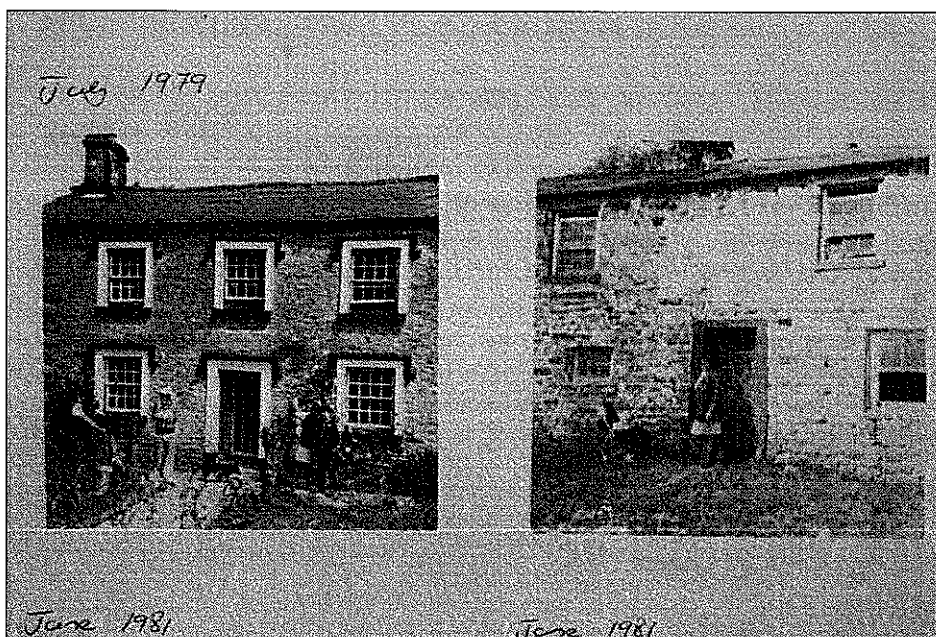


Fig. 6: Photographs of frontage, July 1979

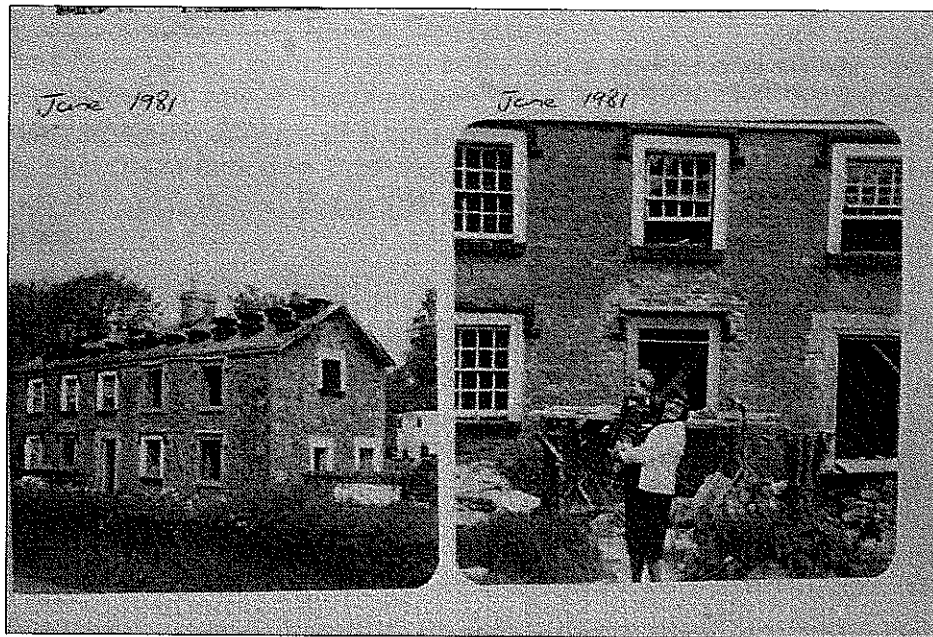
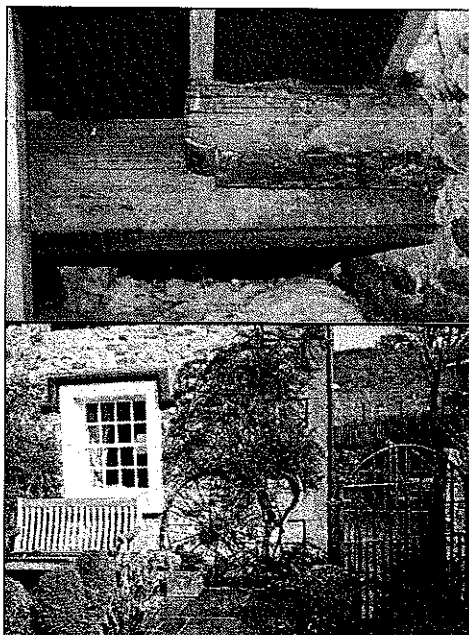


Fig. 7: Photographs of frontage, June 1981

3 ARCHITECTURAL ANALYSIS OF AUSTIN HOUSE

- 3.1 As originally built, Austin House was just three bays wide with a central doorway and two windows to each side. The symmetrical frontage was punctuated at ridge level by two matching chimney stacks. This can be seen in Fig 6, which shows the original sash windows with dressed stone architraves and Tudor-style hood moulds. At each of the corners there were dressed stone quoins, and the slate roof overhung the gable ends, supported on shaped brackets. The bracket ends can still be seen projecting from the original gable end within the roof space of the later extension (Fig. 7).



- 3.2 The house would originally have contained a parlour and kitchen, with two bedrooms above, but between 1845 and 1890, the house was enlarged by the addition of a cottage or possibly a barn for livestock on the east gable end. The front elevation of the extension, which can be seen in Fig 7, lacked the 'polite' architectural character of the original house.

- 3.3 In 1980, the property was extensively altered. Within the original house, the front door was moved to its present position, and the porch was added, whilst all the sash windows apart from one were replaced. The 19th century extension was substantially rebuilt, including the stone gable end. The quoins were removed from the original gable end and used to contain the east gable wall of the extension. Four new window openings were formed to line up with the bays of the original house, with new stone architrave and hood moulds made to match (one was reclaimed from the window opening that was converted into the entrance). Additional windows were added in the rebuilt gable wall. The roof was reconstructed with new rafters, fascias and bargeboards.
- 3.4 During the last ten years, the current owners have carried out further alterations. The two pre-1979 rear extensions were replaced to create a larger sitting room and an improved kitchen, and a single storey orangery was added on the west side. Planning consent was also granted in 2010 for a small single storey addition to the kitchen. With the exception of the orangery, these extensions are not visible from the road frontage. Extensive repairs and improvements have been made to the fabric of the building both externally and internally, and the grounds have been enhanced with exceptional sensitivity.

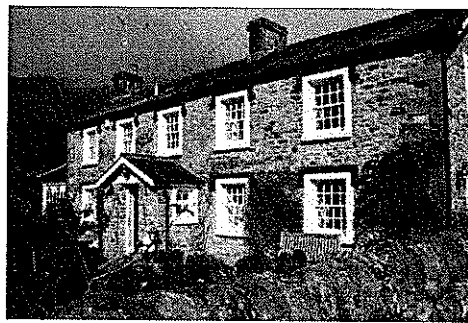


Fig 5: View from south east



Fig 6: View from south west

4 KIRK MILL CONSERVATION AREA

- 4.1 In February 2010 a conservation area was designated by Ribble Valley Borough Council with the aim of protecting the industrial hamlet of Kirk Mill. The boundary was drawn around the mill buildings, the former manager's house, the workhouse and cottages, together with the mill pond and feeder section of Chipping Brook. It did not include Austin House or Mill Pond House, the latter a largely modern property that occupies a commanding position above the mill pond just east of Austin House.
- 4.2 In July 2010 the Council's Planning and Development Committee considered a further report suggesting that the conservation area should be extended to take in more of the landscape setting to the north and west of the designated area, which would include both Austin House and Mill Pond House.

- 4.3 The reason given in the officer's report for including Austin House was that although altered, it retains something of its historic character, and is prominently sited adjacent to the mill pond. Development at both Austin House and Mill Pond House, it was suggested, could have a significant impact upon the conservation area. Whilst the committee agreed that public consultation should be carried out on the proposed extensions, no further action has been taken pending consideration of the status of Kirk Mill which is current in receivership.

5 STATEMENT OF SIGNIFICANCE

5.1 Statutory Designation

- 5.1.1 Austin House may be considered to be an 'undesigned heritage asset' in accordance with the definition in PPS5².

5.2 Identification of Cultural Significance

- 5.2.1 The property provides evidence of the rural community that existed in the upland district of north Lancashire in the 19th and early 20th centuries. It appears to have been erected as a smallholding with separate farm buildings on land owned by the Leagram Estate, and later extended. In 1979 the house was altered, making it more imposing and architecturally unified. The process of extension and enhancement has continued in recent years with the work carried out by the present owners. This process of change, which is common in rural areas, reflects the rise in status of property owners and their life styles. It provides the mix of vernacular and 'polite' architectural styles that make up the traditional fabric of the countryside. Whilst many rural buildings of previous times have been lost in the 20th century, others have been creatively adapted for new types of occupant, providing continued life and vitality.
- 5.2.2 The site is just north of the village centre, overlooking the mill pond which was built to serve Kirk Mill. Whilst Austin House is not historically or functionally related to the mill and its industrial heritage, it has visual connections with Dobson's Brook and the mill pond.
- 5.2.3 The house is an attractive stone building which has been changed and adapted over several generations, but retains its essential historic character. The particular features of special significance are as follows:
- The location on a sloping site and the relationship between the house and the surrounding landscape.
 - The simple linear plan and layout of the building, which runs parallel to the mill pond. This is the result of extension and adaptation.

² Undesignated heritage assets are defined in PPS5 as assets identified by the local planning authority during the process of decision-making or through the plan-making process

- The vernacular character of the building, with its refined architectural detailing to window surrounds, quoins and roof verges, which have been respected in all phases of development
- The robust external stone walls of the house.
- The layout and design of the garden including the boundary and retaining walls, trees and planting.

5.3 Contribution made to the Setting of the Kirk Mill Conservation Area

- 5.3.1 Austin House was not included in the conservation area when it was designated in February 2010. The designation decision was based on the importance of the complex of industrial buildings and its significance as an early and rare example of an Arkwright Mill.
- 5.3.2 The later proposal made to Ribble Valley BC Planning Committee proposed consultation be carried on an extension to the conservation area. The reason for proposing an extension was so as to include the mill's hydraulic engineering features such as the feeder streams, weirs, outlets and culverts, together with their landscape setting. The report also states that Austin House and Mill Pond House are prominently sited adjacent to the mill pond, and development at these sites could have a significant impact on the conservation area. There is, however, no suggestion that they contribute specifically to the defined significance of the conservation area, which is based on its industrial heritage.
- 5.3.3 Austin House and Mill Pond House are very different in character and setting. Austin House retains its historic character to a significant degree, and is well integrated into the landscape. Mill Pond House, in contrast, has been largely rebuilt in an unsympathetic manner and is prominently situated on an elevated site. As such Austin House complements the landscape character of the area, whilst Mill Pond House detracts from it.



Fig 7: Mill Pond House

5.3.4 The way that Austin House relates to the landscape can best be appreciated in a series of kinetic views from Malt Kiln Lane moving east and west. Approaching the site from the west, the house only comes into view at the point where the road crosses Atkinson's Bridge (Fig. 9). Here, it contributes positively to the landscape, and the recent orangery is a sympathetic and well-designed addition. Seen from the east, the house is only gradually revealed (Figs. 10-13), and can at no point be seen in its entirety. The fullest view is where the driveway enters the site, at which point it is glimpsed obliquely across the forecourt (Fig. 12). Seen front-on, the house is largely concealed by a mature hedge (Fig. 13)



Fig. 8: View from west bridge



Fig 9: View from west at the bridge



Fig. 10: View from east at Mill Pond House Fig. 11: View from east



Fig. 12: View from east at driveway Fig. 13: View from south east

- 5.3.5 Thus it can be seen that whilst Austin House does not relate directly to the theme of the conservation area, it contributes positively to the landscape setting, and complements the visual character of the area. Recent changes to the building have enhanced rather than harmed the significance of the conservation area.

6 HERITAGE PLANNING CONTEXT

6.1 National Planning Policy and Guidance

- 6.1.1 As set out in PPS5, the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In delivering these objectives, the Government recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 6.1.2 The Government seeks to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.
- 6.1.3 Policy HE9.4 states that where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:
- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and
 - (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.
- 6.1.4 Policy HE9.5 states that not all elements of a Conservation Area will necessarily contribute to its significance. When considering proposals, local authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into

account the desirability of enhancing or better revealing the significance of the Conservation Area, including, where appropriate, through development of that element. This should be seen as part of the process of place-shaping.

- 6.1.5 Policy HE7.5 of PPS5 states that local planning authorities should take into account the desirability of new development making a positive contribution to the local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment and use.
- 6.1.6 Paragraphs 15-22 of PPS1 address the importance of good design. Paragraph 20 states that particular weight will be given to the impact of development on existing buildings and the character of areas recognised for their landscape or townscape value.

6.2 Ribble Valley Local Plan Historic Built Environment Policies

6.2.1 POLICY ENV16

Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area.

Conservation areas are designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are areas of special architectural or historic interest. The character of which it is desirable to preserve or enhance.

The designation reflects not only the value of individual buildings but also their collective contribution to the overall character of the area as a whole. Trees and open spaces also contribute to this.

The main elements of Council policy are retention and enhancement. This normally places an emphasis on the reuse of existing buildings rather than replacement since this can bring economic benefits to the area as well as securing the retention and maintenance of the building. As such there are likely to be major development opportunities in these areas.

6.2.2 POLICY ENV17

Applications for planning permission within or affecting conservation areas will be required to be accompanied by sufficient additional information in the form of sketch elevations of the proposed buildings, means of access and (where appropriate) landscaping of the site.

In the majority of cases, these details will be considered necessary for the Borough Council to assess the impact of a proposal on the conservation area. Applicants are advised to enquire, at an early stage as to the Council's requirements in respect of each application for development. Outline planning applications will not normally be considered acceptable.

6.2.3 POLICY ENV18

There will be a presumption in favour of the retention of buildings which make a positive contribution to the character or appearance of a Conservation area. Consent to demolish any building in a conservation area will not be granted unless a suitable detailed planning application for the re-use of the site has been approved

and a contract let for the carrying out of the works of redevelopment.

This policy is intended to ensure that unlisted buildings which are important to the character of the conservation areas are not lost through demolition, or unsympathetically altered or repaired. This is a reflection that whilst a number of buildings in conservation areas do not have any individual qualities to render them listable they do, in many cases contribute to the overall attractiveness. This policy allows the continued protection of the built environment.

In the majority of cases the demolition of buildings within the conservation area will require the express consent of the local planning authority, in accordance to the Planning (Listed Building and Conservation Areas) Act 1990.

7 PRINCIPLES FOR CONSERVATION AND DEVELOPMENT

7.1 Sustainable Management of the Historic Environment

7.1.1 The English Heritage document *Conservation Principles: Policies and Guidance* is intended to guide conservation thinking and practice in England. The document develops a framework for sustainable management of the historic environment, arguing that the historic environment represents a unique and dynamic record of past human activity, reflecting the aspirations, skills and investment of successive generations.

7.1.2 English Heritage defines conservation as managing change in ways that will sustain the significance of places, for change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.

7.1.3 At Austin House change has occurred over generations, first as a process of renewal and improvement, then lately as a result of agricultural redundancy and peripheral development. If the significance of the place is to be retained and its historic value sympathetically managed, further change will be needed. Alterations, however, need not devalue the significance of the place, both its tangible values, such as the surviving historic fabric and archaeology, or its associational values, such as its place within the landscape, provided the work is done with understanding of its historic identity.

7.2 Authenticity and Integrity

7.2.1 The English Heritage *Principles* state that retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible (paragraph 93). Where deliberate changes are made, however, the alteration should in some way be discernable.

Integrity likewise depends on an understanding of the values of the heritage asset.

7.3 New Work and Alteration

7.3.1 The *Principles* state that new work or alteration to a significant place should normally be acceptable if:

- There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- The proposals aspire to a quality of design and execution which may be valued now and in the future;
- 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.

8 PROPOSED DEVELOPMENT OPTIONS

- 8.1 The owners of Austin House work partly from home, and require a small office or study from which to operate their business.
- 8.2 A proposal for a study extension on the east gable that would roughly match the form of the orangery was submitted for planning permission in 2010, together with a rear kitchen extension, but the application was refused on the grounds that it would be visually harmful to the street scene, and would visually affect the character, appearance and setting of the Kirk Mill Conservation Area. The kitchen extension on its own, to which there was no objection, was subsequently approved.
- 8.3 Since then a number of options as to how a study extension might best be accommodated without adversely have been considered, from which two have been selected for discussion with the Council.
- 8.4 Option 1 is a two story extension to the front part of the house, which would replicate the manner in which the house was extended in the past. This would be built in rubble stone to match the existing external walls, and would involve moving the quoins to the new end gable wall, exactly as was done in 1980. The design of the windows openings, architraves and windows will replicate the existing features, and all materials would be an exact match. This option would have the advantage of providing an additional bedroom at first floor level as well as a study below.
- 8.5 Option 2 is a single story extension, set back from the front of the house by 3 metres, rather than being on the same line as the orangery as in the application that was refused. The design of the extension is traditional in form, and built in stone with timber windows.
- 8.6 The Council's Conservation Officer suggested in pre-application discussions that he would be prepared to consider a scheme in which

the study formed an addition to the rear extension. This third option has been considered, but has had to be rejected because of the site levels. It might also be questioned whether undue prominence should be given to the rear of the house which is entirely modern.

9 HERITAGE IMPACT ASSESSMENT

9.1 PPS5

- 9.1.1 PPS5 requires that planning applications affecting heritage assets should be accompanied by a reasoned justification. This should provide the local planning authority with full information to enable an assessment of the likely impact of their proposals on the significance of the heritage asset and its setting.

9.2 Impact on Significance of Austin House and the Kirk Mill Conservation Area

- 9.2.1 Taking account of the significance of Austin House and its contribution to the character and appearance of the Kirk Mill Conservation Area, the two proposed options are assessed as follows

9.3 Impact of Option 1

- 9.3.1 The proposed two storey extension would have no significant impact on historic fabric. Whilst it would require the dismantling and re-erection of the stone quoins to front and back of the end gable wall, these date only from 1980 in their current location, and a second move would not harm their integrity. The doorway connections into the extension would use the existing window openings, and would require only minimal alterations to the gable wall, which was largely rebuilt in 1980. The existing roof structure too dates from 1980 and would require little adjustment to accommodate the extension which would continue the existing ridge and eaves lines.
- 9.3.2 In visual terms the extension would create a longer elevation to Malt Kiln Lane, which would change the proportions of the house. Whilst the present proportions are pleasing, the effect of change would not be out of character, for long horizontal farmhouses, barns, and terraced groups of cottages are common in the area, often, as with Austin House, the consequence of natural growth. The present proportions and massing are of recent derivation, and impact in visual terms would thus be neutral.
- 9.3.3 One beneficial consequence would be that the existing rear extension would be screened from view, so emphasising the narrow, linear plan of the house, which is its original and historic form.
- 9.3.4 Since this proposal is aimed at continuing the process of seamless change carried out to the frontage of the house in the past, it demands

a high quality of materials and workmanship. This is already evident in the work carried out to the property in recent years, and subject to the discharge of appropriate planning conditions through a method statement, detailed drawings and professional supervision, high quality of execution could be ensured.

9.4 Impact of Option 2

- 9.4.1 The proposed single storey extension would similarly have no significant impact on historic fabric, with no new openings created in the gable wall.
- 9.4.2 It would have a lesser impact on the visual appearance of the existing house than Option 1, though it would be clearly intended to appear as an extension, rather than a seamless addition. The scheme provides a balancing element to the orangery, albeit that the single storey extension is set further back from the frontage and expressed in a more solid fashion.
- 9.4.3 The purpose of setting the extension further back is to make it less visible from the road. This is demonstrated in Figs 10-13, which show that the extension would only be glimpsed from an acute angle seen at the driveway entrance, and even then largely hidden by planting and retaining walls. It would thus complement the visual character of the house, and could not have a harmful impact on the character of the conservation area.

10 CONCLUSIONS

- 10.1 Austin House is an attractive domestic property located just outside the Kirk Mill Conservation Area. Though it has no historic links with the theme of the conservation area, it contributes to the character of the wider landscape in which the conservation area is situated
- 10.2 The property's significance is based on its linear plan form, its robust vernacular style and its use of traditional materials. It also has a sympathetic relationship to the landscape, which has been enhanced in recent years. The house has been considerably adapted over time, and owes its present character largely to alterations carried out during the past 30 years.
- 10.3 The present owners wish to build a modest extension to accommodate a study for home working, and have considered a number of options with the aim of identifying a design that would be sympathetic to the character of the house. Two separate options have been developed, both of which are assessed in the report in terms of impact on significance
- 10.4 The conclusion is that either scheme would be acceptable in accordance with PPS5 and local planning policy, and should be

discussed with the local authority prior to submission of a planning application.

DESIGN AND ACCESS STATEMENT

for

Side Extension

at

Austin House, Chipping



320110578 P

**Campbell Driver Partnership Ltd
Capricorn Park
Blakewater Road
Blackburn
BB1 5qr**

1. **GENERAL**

1.1 This Statement is to be read in conjunction with the following architectural drawings:-

09.134.01 C OS Plan
09.134.05 G Proposed Plans
09.134.06 I Proposed Elevations
09.134.08 A Existing Plans and Elevations

2. **DESIGN**

2.1 **Use**

Located in an area of outstanding beauty and adjacent to the recently designated Conservation Area at Kirk Mill, Chipping, Austin House is a stone built single dwelling family house.

The proposed extension provides an additional study to allow the present owners of the property to work from home

2.2 **Amount**

An additional 22 sq m of floor area will be created by the new study extension.

2.3 **Design and Layout**

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The single storey study extension is located within an existing walled area, is set well back from the front of the property and provides a balance to the conservatory on the NW gable, to what is a symmetrical front elevation.

Pre applications meetings were held on two occasions to discuss the proposal, with Graeme Thorpe on 30 June 2011 and with Adrian Dowd on 15 September 2010. The position of the Council has been taken into consideration with the extension repositioned 3metres back from the front wall of the existing property. Although a two storey development was explored it was felt that a single storey extension would have less impact on the setting of the house.

The existing retaining wall will be adjusted to suit the development and the existing fence will be reinstated to screen the proposed building and minimise it's impact.

The parapet wall and hipped roof to the study will match the massing and scale of the conservatory and will allow for a subservience and detachment from the original house.

The detailing of the proposed extensions will mimic the existing property with stone surrounds to windows and doors and natural stone walling to match the existing. The windows and external doors will be multi paned and painted to match existing.

The new roof will be completed in blue slate.



existing conservatory



proposed details will match existing

By adopting traditional materials and details the proposals respect the setting of the property whilst the scale of the extensions will minimise impact on the amenity of the location and the adjacent Conservation Area.



Location of side extension proposed

320110578P



view of proposed extension from the road

2.4 **Landscaping**

The proposed extension is located within existing patio/path areas and the adjacent soft landscaping will be adjusted to suit and reinstated.

3.0 **ACCESS**

This proposed development will not effect either existing vehicular or pedestrian access.