



RIBBLE VALLEY
BOROUGH COUNCIL

10 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No. 320110842P

Date received 10.10.11

Fee paid £1050.00 Receipt No: 14109

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. 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: First name:
Last name:
Company (optional): Leeboard Leisure.
Unit: House number: House suffix:
House name: Stanley House
Address 1: Preston New Road
Address 2: Meller
Address 3:
Town: Nr. Blackburn
County: Lancs
Country:
Postcode: BB2 7NP

2. Agent Name and Address

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

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Material amendment to approved hotel extension project (3/2008/0548P & 3/2011/0265) to form additional gymnasium accommodation and extended bar area. (mostly contained within planned footprint of already approved scheme).

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use 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: Stanley House

Address 1: Preston New Road

Address 2: Mellor

Address 3:

Town: Nr. Blackburn

County: Lancs.

Postcode (optional): BB2 7NP

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application AdviceHas 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 as possible: ☐

Officer name:

John Machole

Reference:

Pre app site meeting/advice

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

to make application, accompanied by PPSS Heritage Statement**6. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

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

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Existing hotel facilities designed to address all waste requirements.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Yes (as above).**8. Neighbour and Community Consultation**

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

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	Drawing references if applicable
Walls		(As per drawings (to match existing buildings and approved materials (previous approvals))	☐	☐	
Roof			☐	☐	
Windows			☐	☐	
Doors			☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing		N/A	☐	☐	
Lighting		N/A	☐	☐	
Others (please specify)			☐	☐	

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:

- DAS attached.
- Heritage Statement attached.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	275	0	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
- ☐ Septic tank ☐ Other
- ☐ Package treatment plant ☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

To existing drainage
Scheme serving hotel

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ NoWill the proposal increase the flood risk elsewhere? ☐ Yes ☒ No ☐ Unknown

How will surface water be disposed of? (existing).

- ☐ Sustainable drainage system ☐ Existing watercourse
- ☒ Soakaway ☒ Pond/lake
- ☐ Main sewer ☐ Unknown

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

15. Existing Use

Please describe the current use of the site:

Hotel

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

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Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

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Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light Industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐	2259 sqm	0	2429	170
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐	N/A	N/A	N/L
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	48	7	
Proposed employees	0	0	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
As existing hotel				

22. Site Area

Please state the site area in hectares (ha) 170 sq m.

23. Industrial or Commercial Processes and Machinery

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Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Ownership Certificates

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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 (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

25. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****320110842 P****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

26. Agricultural Holdings**AGRICULTURAL HOLDINGS CERTIFICATE****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7****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):

(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):

27. 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 the 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 other plans and drawings or information necessary to describe the subject of the application:

- | | |
|--|-------------------------------------|
| ☒ The correct fee: | ☒ |
| ☒ The original and 3 copies of a design and access statement: | ☒ |
| ☒ The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | ☒ |
| ☒ The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): | ☒ |

28. 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):

(date cannot be pre-application)

29. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

31. 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

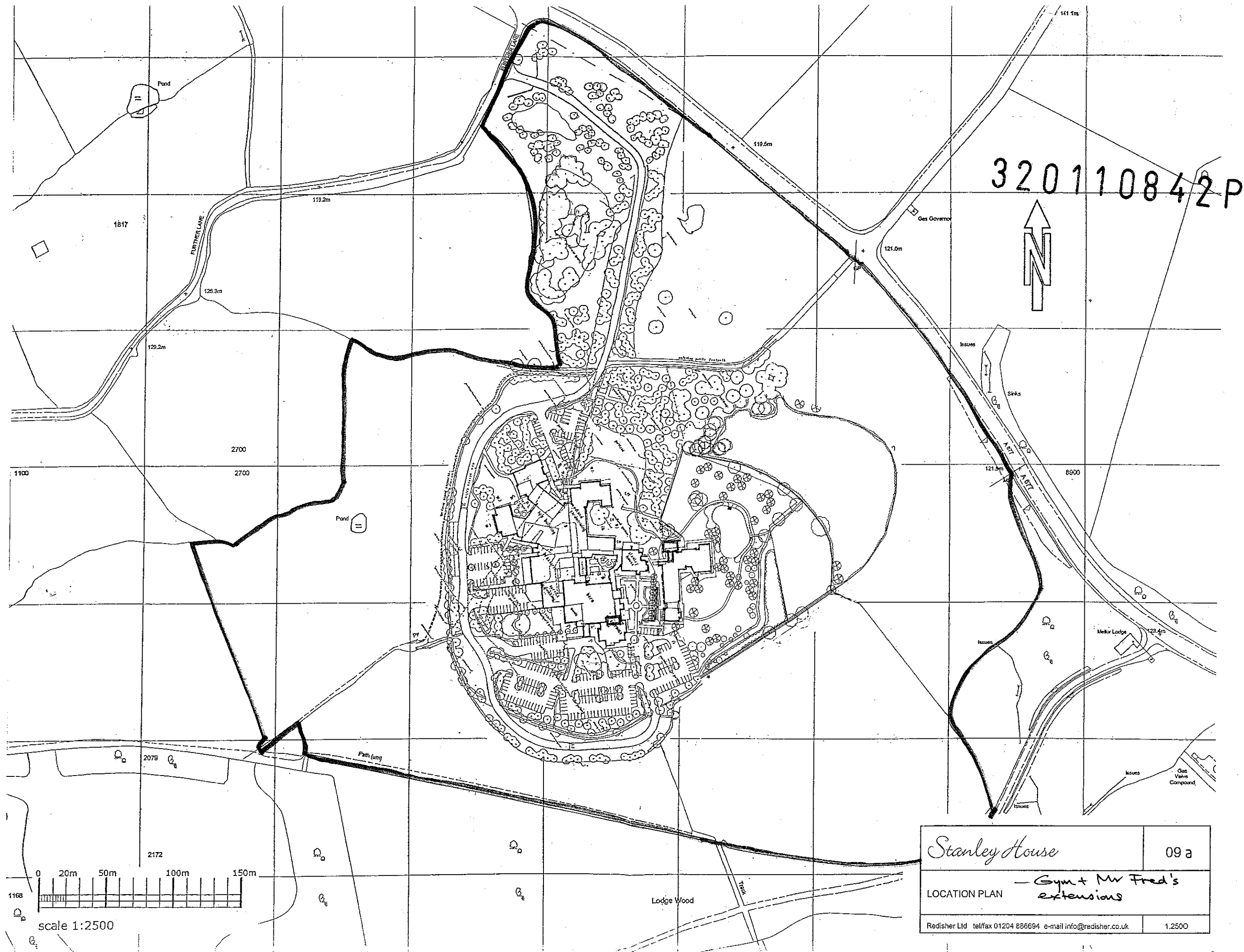
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



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**STANLEY HOUSE
MELLOR
LANCASHIRE**

PPS5 STATEMENT



October 2011

**PETER DE FIGUEIREDO
HISTORIC BUILDINGS ADVISER**

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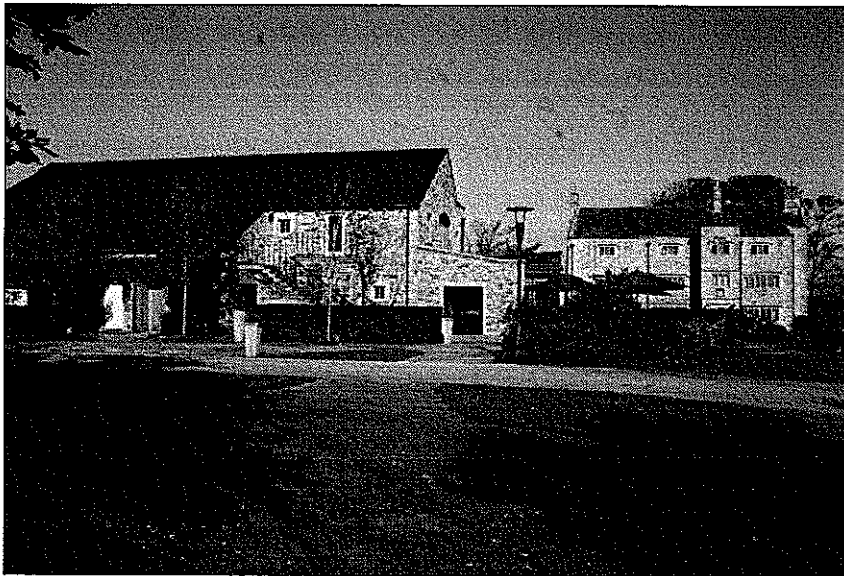
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1 INTRODUCTION

- 1.1 This report represents the views of Peter de Figueiredo, heritage consultant, with over 30 years experience in the field of historic building conservation in the NW of England. The author was Head of Conservation and Design for the City of Chester 1989-99, and Historic Buildings Inspector for English Heritage 1999-2007.
- 1.2 Stanley House is an early 17th century stone-built manor house, situated on a hill to the south of Mellor. It later became a farmhouse, and barns were built around its sides. By the late 19th century it had fallen into dereliction, and in recent years it has been restored as the centrepiece of a new hotel complex. Stanley House is a Grade II* listed building.
- 1.3 The first phase of hotel development, which received consent in 2003, involved the conversion of the listed building and the barn complex. In 2009 planning permission was granted for a major expansion of the hotel to create additional bedrooms, health spa/leisure facilities, a new brasserie, car parking and ancillary landscaping. Construction of the bedroom wing is currently underway.



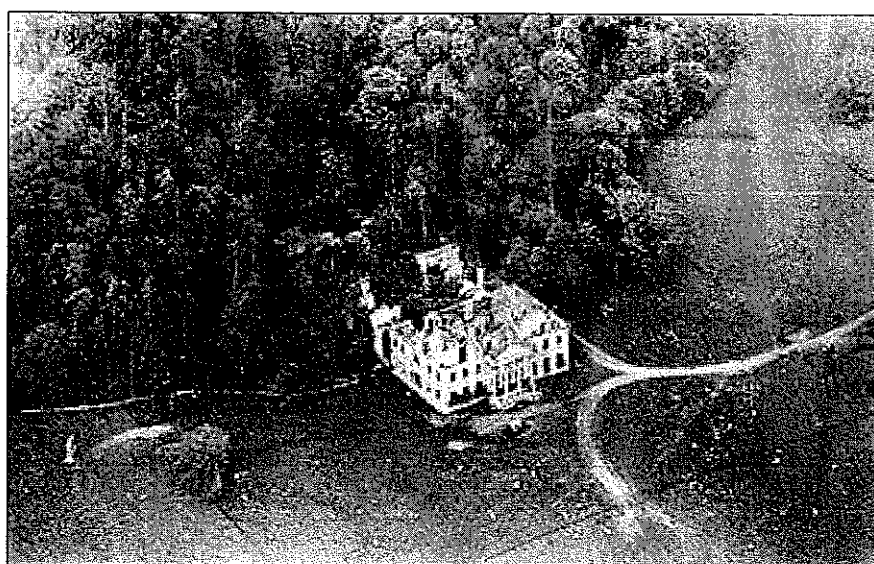
Stanley House and converted farm buildings

- 1.4 In the present economic climate it has been decided to delay a start on other elements of the approved scheme. In the meanwhile it is proposed to carry out three small extensions in areas that form part of, or adjoin, development that has previously been granted consent.
- 1.5 Since the works involve alterations to a Grade II* listed building, the owners, Leehand Leisure have commissioned a PPS5 Statement to consider the significance of the historic building and to assess the impact of the proposals on significance in accordance with PPS5 and local planning policy.

2 HISTORY OF STANLEY HOUSE

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- 2.1 In the 16th and early 17th centuries the manor of Mellor was owned by the Stanley family, who built the existing house. By the end of the 17th century it had come into the possession of the Yates family, who remained the owners until c.1780. Around 1788 it was acquired by Henry Suddell, a Blackburn industrialist, who assembled a substantial estate and built a new country house Woodfold Hall to the south-west of Stanley House, creating a landscaped park with a lake and woodland. Stanley House was relegated to a farmhouse.¹
- 2.2 Henry Suddell was bankrupted in 1827, and his estate was sold to John Hindle. By 1877, Stanley House was described as 'An old mansion now in ruin',² and in 1878 the Woodfold estate, including Stanley House, was bought by Daniel Thwaites, a Blackburn brewer. He carried out a programme of improvements to the estate and the village of Mellor, including the repair of Stanley House and the reconstruction of the farm buildings to accommodate a substantial dairy herd.
- 2.3 Woodfold Hall was abandoned in 1949 and until recent years was a ruined shell. The former parlour end of Stanley House remained occupied by a tenant farmer, but the main part of the house was empty, and became increasingly derelict. By the 1980s, both Woodfold Hall and Stanley House had become 'Buildings at Risk'. Following their acquisition by the current owners, both buildings have been restored and brought back into beneficial use. At Stanley House, the farm was relocated, and the listed house and historic farm buildings converted to hotel accommodation.



Woodfold Hall before restoration

¹ JWRC, *Stanley House, Mellor*, 2008

² Abram, *History of Blackburn Town and Parish*, 1877

3 ARCHITECTURAL ANALYSIS

- 3.1 The main part of Stanley House, including the whole of the frontage dates from the early 17th century. It has a 3-unit lobby-entry plan with a housepart in the middle, a parlour at the west end and service rooms to the east. This is a common plan type in Lancashire for yeomen's houses, but at Stanley House it has been carried out on an unusually grand scale.³ The rooms are generous in proportion – the house and the porch are three storeys in height – and the interior has impressive arched stone fireplaces rather than the timber firehoods that were more typical of vernacular farmhouses in the region. The staircase, which does not survive, would have been accommodated in the projecting bay at the rear. The stone cornice to the front elevation is probably an 18th century alteration.
- 3.2 In the 19th century the building was renovated and extended. The remains of the roof structure examined before the recent renovations dated entirely from the late 19th century. Although the 1848 OS map appears to show a wing at the rear of the house, the two storey lean to extension that existed at the rear in 2003 also showed no evidence of being earlier than the late 19th century. No internal features survive apart from the arched stone fireplaces in the former housepart and kitchen, but fittings and fixtures such as the staircase have been constructed in a 17th century style.

4 SETTING OF STANLEY HOUSE

- 4.1 The house is situated in an elevated location, facing south and screened by trees. As shown on Yates' map of 1786 it was originally approached from the south, the drive being flanked by an avenue of trees. The field boundaries shown on subsequent maps show that this route was preserved well into the 19th century.
- 4.2 When Woodfold Hall was built at the end of the 18th century, Stanley House was demoted to a tenant farm. The existing farm buildings incorporate early 19th century fabric.
- 4.3 In 1825 the Preston to Blackburn Turnpike road was constructed in the valley to the north of Stanley House, and a new access drive was created, with a separate driveway to Woodfold Park cut across the former southern approach to Stanley House. After the estate was purchased by Daniel Thwaite, the farm buildings to the south and west of the house were enlarged, where they dominated the setting of Stanley House. Some of the agricultural buildings have since been removed, and the surrounding area has been laid out as landscape and parking for the hotel. A formal garden has been created in front of Stanley House, and is flanked by the barn conversion and the new bedroom wing which is currently under construction.

³ RCHM report, *Stanley House*, Mellor, 1977

5 STATEMENT OF SIGNIFICANCE

- 5.1 Stanley House is a Grade II* listed building, built for the Stanley family in the early 17th century as the manor house of Mellor. After the estate was enlarged and a new mansion, Woodfold Park, was built in the late 18th century, the house became a tenant farm. In spite of its decline and ultimate decay in the late 20th century, the building remains as an important example of a high status vernacular house of the 17th century, and has been sympathetically restored to active and beneficial use.
- 5.2 The development of the house and its setting can be traced from historic maps. These show that the approach changed after the Turnpike Road was built, and that its change to a tenant farm led to the construction of a large complex of agricultural buildings on the south and west sides.
- 5.3 The house maintains its original plan form with three rooms contained within the main block, and an entry lobby with the doorway opening against the side of the main chimneybreast. At the rear is the staircase enclosure. The building is three storeys in height, with a three storey porch.
- 5.4 It is built of sandstone rubble with a stone slate roof laid in diminishing courses, and three chimneystacks. The windows are mullioned and have hood moulds. The significant elements of the interior are the stone arched fireplaces.
- 5.5 The large barn that has been converted for dining, lounges and conference facilities is unlisted, but stands as a curtilage building and contributes to the historic setting of Stanley House. It has been creatively adapted and extended in a sympathetic manner. The new bedroom block that is under construction will balance the former farm buildings and frame the courtyard so as to provide a framed view of Stanley House from the south.

6 PROPOSED SCHEME

- 6.1 The proposed works are required to make immediate improvements to the hotel accommodation pending the construction of the full scheme for which planning consent has already been granted.
- 6.2 The works break down into three elements:
 - A small extension to the already approved gymnasium. The gymnasium is mostly located beneath the courtyard bedroom wing, which is currently under construction.
 - An extension to Mr Fred's Bar, located within part of the area that has already received approval for the new hotel reception.

- An extension to the kitchens at the north west corner of the converted barn, housing additional kitchen space and hotel administration offices.

7 HERITAGE PLANNING CONTEXT

7.1 National Planning Policy and Guidance

- 7.1.1 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. 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.
- 7.1.2 PPS5 defines the significance of a heritage asset as its value *'to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'*. The PPS provides a unified approach to the historic environment and removes the previous distinctions between historic buildings, archaeology and designed landscapes. It defines the historic environment in terms of *"heritage assets."* This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether capable of designation or not.
- 7.1.3 PPS5 requires planning applicants and local planning authorities to assess and understand the particular nature of the individual significance of each heritage asset which will be affected by the proposed development. Such assessment of heritage asset significance is necessary to understand the potential impact (positive or negative) of the proposed development and devise appropriate mitigation strategies. Significance is determined not only by the physical fabric of a place but also by its appearance; by its associations with other places, events, people, or artistic representations; and by its relationship with its surroundings.
- 7.1.4 Policy HE6 of PPS5 sets out the information requirements for applications for consent affecting heritage assets. Policy HE6.1 states that planning applicants should provide, as part of the application process, appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance. It also states that where an application site includes, or is considered to have the potential to include, heritage sites with archaeological interest, local planning authorities should

require submission of a desk-based assessment and, where desk-based research is insufficient to properly address the interest, a field evaluation.

- 7.1.5 Policy HE7 sets out the policy principles guiding the determination of applications for consent relating to all heritage assets. In considering an application, the local planning authorities are required to take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals and to take account of the desirability for new development to make a positive contribution to the character and local distinctiveness of the historic environment (HE7.2 to HE7.4). 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 character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment and use.
- 7.1.6 Policy HE8 sets out the policy principle guiding the consideration of applications for consent relating to undesignated assets. It states that the effect of an application on non-designated heritage assets or their setting is a material consideration when determining planning applications. It further states that there is a general presumption that identification of any previously unidentified assets should take place during the pre-application stage (HE8.1).
- 7.1.7 Policy HE10 sets out policy principles guiding the consideration of applications for development affecting the setting of a designated asset. It states that local planning authorities should favour applications that preserve those elements of the setting that make a positive contribution to or better reveal the asset's significance. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval (HE10.1). Local planning authorities should also identify opportunities for changes in the setting to enhance or better reveal the significance of the asset (HE10.2).
- 7.1.8 Policy HE12 sets out policy principles guiding the recording of information related to heritage assets. It states that, where permission is granted for a development which will occasion the loss of the whole or a material part of a heritage asset's significance, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record (HE12.2 and HE12.3).

- 7.1.9 Section 5 of the Historic Environment Planning Practice Guide provides generic guidance on decision making for changes that affect the historic environment. Paragraphs 55-57 state that understanding both the *nature of the significance* and the *level of importance* are fundamental to decision making, and set out the most common steps that a planning applicant may be expected to carry out assessing significance.
- 7.1.10 Paragraphs 76-78 give guidance to local authorities on weighing up proposals for development. These should take account of potential heritage benefits and any other material planning considerations that would arise as a result of development proceeding.
- 7.1.11 Paragraph 80 stresses the need to assess the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment.
- 7.1.12 Paragraph 82 states that local authorities will often need to take into account the condition of heritage assets in their decisions, particularly when considering viability. A dilapidated asset is less viable than one in good repair because the cost of repair will be incurred before it can be used. There is no obligation on an owner to maintain a heritage asset, but the Government does not wish to encourage deliberate neglect or damage in the hope that it will assist an owner in obtaining consent for development.
- 7.1.13 Paragraph 85 draws attention to Policy HE9.1 of PPS5, which sets out the presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm). However, paragraph 86 states that not all designated assets are of equal significance or sensitivity to change; some Grade II listed buildings and conservation areas for example may be more capable of accommodating change than others.

7.2 Ribble Valley Districtwide Local Plan 1998

7.2.1 Policy ENV 19

Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

- I. The desirability of preserving the setting of the building***
- II. The effect of the proposed development on the character of the listed building***
- III. Any effect on the economic viability of the listed building***

- IV. *The contribution which the listed building makes to the townscape or countryside*
- V. *The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment*

8 HERITAGE IMPACT ASSESSMENT

8.1 PPS5 Justification

8.1.1 PPS5 requires that applicants for listed building consent justify their proposals, and provide the local planning authority with full information to enable them to assess the likely impact of their proposals on the significance of the building and its setting.

8.1.2 The reason for the extensions and alterations is to improve the quality, practicality and convenience of accommodation, making the hotel better able to offer a high standard of service and to benefit the local economy, as follows:

Gymnasium Extension

8.1.3 Recently Ribble Valley Council approved changes (as a 'non-material amendment') to the approved courtyard bedroom wing in order to accommodate gymnasium and spa facilities in the form of an undercroft within a newly added basement level. The new proposal to slightly increase the gymnasium footprint arises from a rethink of accommodation requirements for hotel guests.

Extension to Mr Fred's Bar

8.1.4 The proposed extension to the bar is located within the footprint of what was intended to be a much larger addition to the hotel, providing new reception facilities to service the fully extended hotel. In the meantime it is intended to construct part of the approved building volume which will form a stand-alone project. The extension is required in order to offer alternative dining facilities to serve the additional bedroom accommodation until such time as the full scheme is completed and the originally planned new brasserie is built adjacent to the north bedroom wing. When the larger reception area is eventually constructed, the bar extension floorspace will be modified and incorporated into the new reception to reflect the approved plans.

Kitchen Extension

8.1.5 The kitchen extension arises from the need to provide further floorspace for food preparation and administrative requirements of the extended hotel. It is located within the footprint of the already approved and much larger extensions located to the north and west of the existing hotel.

- 8.1.6 The analysis set out in Sections 2, 3, 4 and 5 of this report provides an informed understanding of the buildings and their significance, against which the impact of the development is evaluated in the paragraphs below.

8.2 Impact on Historic Fabric

- 8.2.1 None of the three separate schemes has any direct impact on the listed Stanley House. Impacts on other elements of historic building fabric are as follows:

Gymnasium extension

- 8.2.2 The application forms a basement extension to the new bedroom wing, and therefore involves no alterations to historic fabric.

Extension to Mr Fred's Bar

- 8.2.3 The extension involves the removal of the existing external stone staircase at the south east corner of the converted barn. This was built in 2004/5 and is therefore not historic.

- 8.2.4 A new doorway will be created through the original external wall of the barn to provide a link between the existing bar and the extension, whilst the existing opening below the staircase will be blocked. This represents a very minor alteration to non-significant areas of plain random stonework.

Kitchen Extension

- 8.2.5 The two storey kitchen extension involves modest alterations to recently constructed sections of walling, and therefore has no impact on historic fabric.

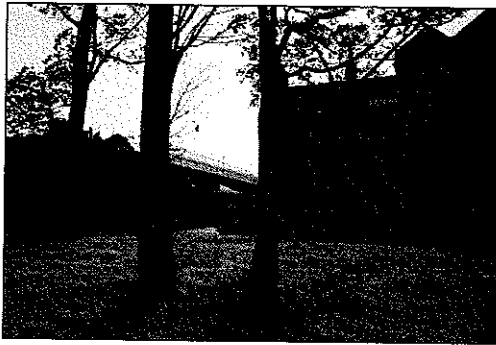
8.3 Impact on Setting of Stanley House

Gymnasium extension

- 8.3.1 The recently approved amendment had no impact on the setting of Stanley House since it was situated at basement level and involved no increase in footprint or height of development.

- 8.3.2 The new application seeks to slightly increase the gymnasium footprint at ground floor level by a single storey extension northwards by 7.5 metres. The design follows the typology of the bedroom wing with external stone walls and low pitched half-hipped slate roofs.

- 8.3.3 Whilst the proposed extension will be visible in relation to the rear elevation of Stanley House, its small scale and sympathetic character would have no impact on the setting of the listed building. The copse of mature trees immediately to the north of Stanley House would effectively screen the gymnasium extension from any distant views from the north or west. The impact of this extension will be neutral.



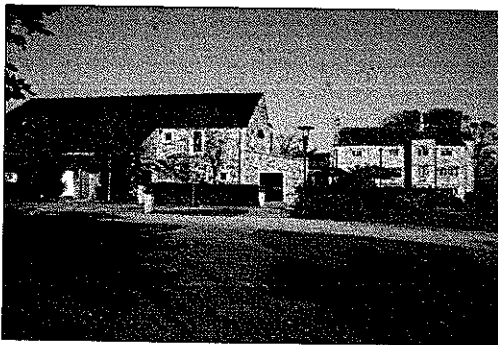
Stanley House from north



Stanley House from west

Extension to Mr Fred's Bar

- 8.3.4 The proposed extension occupies the recessed area at the north eastern corner of the former barn. It takes the form of a mono-pitched addition, which is subservient in scale and massing to the main barn, and reflects the way in which agricultural buildings were historically extended in response to changes in agricultural practice. The walls of the extension are a combination of ashlar and coursed natural stone which represents a more contemporary version of the original materials. The roof is slate.
- 8.3.5 The extension continues the line of the east wall of the barn, which encloses the courtyard and frames the view of Stanley House. It will not intrude on or obscure the view of the listed building, and will complement the informal character of the complex. The impact on the setting of Stanley House is neutral.



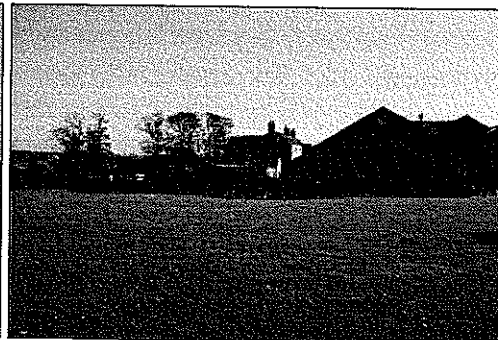
Stanley House and barn from south



Barn from south east



Stanley House from north east



Barn from west screened by hedges

Kitchen Extension

- 8.3.6 The narrow kitchen extension wraps around the north western corner of the barn complex. This currently forms the back of the hotel and is largely screened by buildings and hedges. The west facing range is two storey with a roof that is partly mono-pitched, and partly gabled. The walls are of coursed stone with ashlar window surrounds to match the existing building, and the roof is slate. The north facing range is single storey, and rendered to match the existing with a partly mono-pitched roof and partly flat roof. The architectural treatment and the finishes complement the original building but are contemporary in spirit.
- 8.3.7 The extension will be substantially screened when seen in conjunction with Stanley House, for the rear view of the barn is hidden either by hedging or by the existing single storage building that projects north-south from the north wall.
- 8.3.8 In views from the driveway approach to the hotel, the limited views of Stanley House will be unaffected by the development, and impact on views of the barn will be neutral.
- 8.4 Cumulative Impact of Proposed Development on Stanley House**
- 8.4.1 Taking account of the three minor projects that are included in the planning application, the overall impact of development on Stanley House and its setting will be neutral. With the exception of the small gymnasium extension, the works are all located within the footprint of the much larger structures which are already approved, and for which the Council and English Heritage have accepted there will be no material impact on the setting of the listed building.
- 8.4.2 The proposed extensions are required to support the operation of the hotel, and ensure its continued viability and contribution to the local economy.
- 8.4.3 Hotel use of the site has provided a successful way of rescuing the listed building from ruin and returning it to beneficial use. At Stanley House, gradual change has occurred over generations, and if the significance of the place is to be retained and its historic value sympathetically managed, further adaptation will be needed. The proposed alterations will not devalue its significance, both its tangible values, such as the surviving historic fabric and archaeology, or its associational values, such as its place within the landscape. Continued adaptation and change is required to provide a sustainable future for the heritage assets.
- 8.4.4 The application therefore complies with Policies HE9 and HE10 of PPS5, and Policy ENV19 of the Ribble Valley Local Plan.

9 CONCLUSION

- 9.1 Stanley House is a Grade II* listed building of major significance, and is a fine example of a high status vernacular house of the early 17th century.
- 9.2 The building was rescued from a ruinous condition by the current owners 10 years ago, and has been sympathetically restored as the centrepiece of a hotel complex.
- 9.3 Planning consent has been granted for a masterplan involving expansion of hotel accommodation, the first phase of which is currently under construction. In the present economic climate, implementation of the full scheme is unviable, and it is intended to phase the overall scheme.
- 9.4 Three areas of the hotel complex are affected by the current proposals: the new courtyard bedroom wing which is currently under construction; the south east corner of the former barn; and the north west corner of the former barn.
- 9.5 A historical and architectural analysis of the parts of the complex and their setting that will be affected by the proposed works is set out in the report. This confirms that none of the affected fabric predates the 19th century.
- 9.6 An assessment of significance has been made, taking account of related heritage values. The areas affected by the current proposals have all been subject to change during the recent conversion and alterations to create the hotel.
- 9.7 The works are required to improve the standard of accommodation, efficiency and sustainability of the hotel, and are part of an ongoing programme of enhancements pending the implementation of the much larger approved masterplan.
- 9.8 With the exception of the proposal to create a small extension to the gymnasium, the works are all contained within the footprint of the approved scheme.
- 9.9 In all three cases, the impact on the setting of Stanley House will be neutral.
- 9.10 This approach accords with national and local planning policy and guidance relating to management of the historic environment.

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DESIGN AND ACCESS STATEMENT

for

**EXTENSION TO MR FRED'S BAR AND
GYM EXTENSION TO BEDROOM BLOCK**

at

STANLEY HOUSE HOTEL, MELLOR

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

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1. **GENERAL**

This Statement is to support a Planning Application and Listed Building Application to Ribble Valley Borough Council for an extension to the existing lounge to Mr Fred's Bar and a gym extension to the bedroom wing of Stanley House Hotel, Further Lane, Mellor, Blackburn BB2 7NP and should be read in conjunction with the following drawings:-

11.168.01	Proposed Plans - Gym
11.168.02	Proposed Elevations - Gym
11.168.03	Existing Plans - Gym
11.168.04	Existing Elevations - Gym
11.168.05	Proposed Site Plan - Gym
10.210.04 Rev A	Proposed Plans and Elevations - Mr Fred's
10.210.05	Existing Plans and Elevations - Mr Fred's
10.210.06	Proposed Site Plan - Mr Fred's
10.206.08	Context Plan

2. **USE**

2.1 Stanley House is a boutique country house hotel, set in 54 acres of open countryside. The hotel facilities are located within 3 separate buildings on the site:

1. Stanley House: A grade II listed building comprising 12 individual bedrooms and a ground floor lounge area
2. Stanley House Barn: The barn building houses the main reception area, Grill on the Hill restaurant, Mr Fred's bar and lounge, conference suites and kitchens, together with the hotel's back of house operations.
3. Bedroom Wing: Work is currently underway to complete a new bedroom wing adding a further 18 bedrooms and providing luxury spa facilities.

2.2 The proposal consists of 2 separate extensions to provide an additional lounge area to Mr Fred's Bar and to include a gym area for use by residents to the bedroom wing currently under construction.

3. **AMOUNT**

3.1 Each of the proposed buildings will be single storey. However, use will be made of the area created at first floor to the barn extension to locate a new plant/comms room.

3.2 **Schedule of Areas - Barn Building**

Existing gross internal floor areas to barn building:

Basement:	88m2	
Ground Floor:	1158m2	
First Floor:	832m2	
Second Floor:	181m2	
Total:		2259m2

Proposed gross internal floor area of new extension:

Ground Floor:	83m2	
Total:		83m2

3.3 **Schedule of Areas – Bedroom Wing**

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Existing gross internal floor areas of bedroom wing:

Lower Ground Floor: 470m²

Ground Floor: 966m²

First Floor: 768m²

Total: 2204m²

Proposed gross internal floor area of new gym extension:

Ground Floor: 87m²

Total: 87m²

4. **LAYOUT**

4.1 **Mr Fred's Extension**

The proposal is for a simple rectangular extension approximately 8m x 12.5m on the south elevation of the existing lounge. There is an existing external fire escape stair which will be accommodated within the proposed building. Access to the extension will be via the existing external doors.

4.2 **Gym Extension**

Access to the gym will be along a flat roofed corridor from the existing spa entrance. The gym itself will be rectangular approximately 10.7m x 7.5m and will be glazed to the north maximising the views out.

5. **SCALE**

- 5.1 The shape and scale of the extension to Mr Fred's is in keeping with the existing building. The lean-to pitch roof continues the existing roof scape to the south with the half gable to the east repeating the detail of the existing double gable.

The footprint of the extension is wholly within the footprint of the overall approved development scheme, Planning Reference 3/2008/0547/0548.

- 5.2 The scale of the gym extension is also in keeping with the bedroom wing. The eaves level will be slightly below the adjacent eaves level and the hipped single storey roof will not have a significant impact on the mass of the existing building.

6. **APPEARANCE**

- 6.1 The mix of ashlar stone and coursed walling together with the aluminium framed glazing system proposed will link the proposed Mr Fred's extension to the existing barn building.

The slate roof will match the existing and the frameless rooflights will provide interest to the elevation within disrupting the roof line.

- 6.2 The detailing and materials proposed for the gym extension will match exactly those recently approved for use in the bedroom wing construction.

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7. **LANDSCAPE**

- 7.1 The landscaping scheme currently being implemented will be retained.

8. **ACCESS**

- 8.1 The existing access and parking facilities to the hotel will remain as existing.

Each of the proposed areas will have level access and will be designed with reference to the legislation and requirements of the Disability Act 1995 and as amended by the Disability Act 2005 and the Building Regulations Approved Document M.