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Adrian
Make decision
a.s.a.p. if you have
been waiting for this
this week

Mr Adrian Dowd
 Ribble Valley Borough Council
 Planning Department, Council Offices
 Church Walk
 CLITHEROE
 Lancashire
 BB7 2RA

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Our ref: L00118029

16 December 2011

Dear Mr Dowd

Notifications under Circular 01/2001, Circular 08/2009 & GDPO 1995
DUTTON HALL, GALLOWES LANE, RIBCHESTER, LANCASHIRE, PR3 3XX
Application No 3/2011/0931

Thank you for your letter of 29 November 2011 notifying English Heritage of the above application.

Summary

Dutton Hall is a Grade II* listed building which places it in the top 8% of buildings in the country listed for the architectural and historic interest. The house dates from c. 1600 and later C17. It is squared and coursed sandstone building with a slate roof. The Grade II listed former barn, attached to the west of the Hall, is early C19 sandstone ashlar with a slate roof.

The proposal is to install 21 solar panels on the south roof slope of the Grade II listed former barn.

In our view, the proposal would have a harmful impact on the significance of the Grade II listed barn and the setting of the Grade II* listed Dutton Hall.

Our advice is provided in line with government policy and guidance provided in Planning Policy Statement 5, Planning for the Historic Environment (PPS5), particularly HE7, HE9 and HE10; the Historic Environment Planning Practice Guide (HEPPG) (English Heritage, March 2010); Planning Policy Statement 22 (PS22) Renewable Energy, paragraph 11, English Heritage 'Conservation Principles', Policies and Guidance for the Sustainable management of the Historic Environment (English Heritage, April 2008); 'The Setting of Heritage Assets' English Heritage Guidance (October 2011); English Heritage Guidance document: Microgeneration in the Historic Environment (2008) and Small Scale solar electric (photovoltaics) energy and traditional building (English Heritage 2010).



SUITES 3 3 AND 3 4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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Significance

Dutton Hall comprises a two storey hall with two cross-wings, the left hand one is probably older and has a nine light window on the ground floor and five light window above on the first floor. The square bay window to the hall has a fourteen light mullion and transomed window on each floor and is topped by a balustrade. The coped gables with ball finials of the cross wings and balustrade give the roofscape particular architectural and visual interest and makes an important contribution to the significance of the Grade II* listed building.

The principal elevations of both The Hall and the former barn are viewed together from the south. The Grade II listed stone gate piers on the roadside entrance, the two buildings flanking the garden to the South and the wall and gate piers connected to them are also Grade II listed and contribute to the rich historic and traditional character to the immediate setting of the Hall and the former barn.

Supporting information

PPS5 requires a description of the significance of the heritage assets affected and the contribution of setting to that significance to be provided by applicants and in our view this is not adequately addressed in the information submitted. Nevertheless, it is clear that the proposed PV panels would be highly visible in close proximity to the highly significant south elevation of the Grade II* listed Hall and as such, in our view, would detract from its setting and have a harmful material affect on the appearance of the Grade II listed barn.

Policy and guidance

PPS5 states that setting 'the surroundings in which the asset is experienced' can make an important contribution to the significance of a heritage asset. By law, in every listed building consent or planning permission decision concerning a listed building, special regard must be paid to the desirability of preserving a listed building or its setting of any features of special architectural interest which it possesses (sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

PPS5, policy HE9.1 calls for a presumption in favour of the conservation of designated heritage assets and for any harm to significance to require clear and convincing justification. The English Heritage Guidance document: Microgeneration in the Historic Environment (2008), page 2, lists the criteria to be addressed when assessing applications for the installation of PV panels and we refer you in particular to points 2, 5 and 6 and the issues to be addressed for listed buildings of all grades on page 5. To this end, no information has been provided to demonstrate the net environmental



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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benefit of the panels or that other energy-saving measures or other locations with less impact have been considered and are not viable. However, we note from the Design and Access Statement that a new concrete blockwork building is being constructed to the North West of the barn to be used as a garage and swimming pool room and that solar panels are to be installed on the south roof slope of this building.

Government policy is clear in its support for measures which tackle climate change but it is also clear that, where these have an impact on heritage assets, there is a balance to be drawn between the benefits to society in terms of responding to climate change and any harm caused to the heritage asset. We therefore urge you to consider PPS5, policies HE1 and HE9 4 and the need for local planning authorities to weigh the public benefit of the proposal against the harm to significance.

Recommendation

For the reasons set out above, English Heritage objects to the listed building consent application and we advise that alternative measure to reduce climate change should be explored.

If, notwithstanding our advice, your Authority is minded to grant consent, in light of our objection you should treat this letter as a request to notify the Secretary of State of this application, in accordance with Circular 08/2009.

Please contact me if we can be of further assistance. We would be grateful to receive a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Kerry Babington

Historic Buildings and Areas Advisor

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cc



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