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DIRECTOR OF COMMERCIAL SERVICES	
27 FEB 2012	
FAO	

Sarah Westwood  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Direct Dial 07500 121974  
Our Ref: P000123912  
Your Ref: 3/2011/1071

21<sup>st</sup> February 2012

Dear Sarah,

**Notifications under Circular 01/2001, 8/2009 & GDPO 1995  
PROPOSED ERECTION OF 52 RESIDENCES, CONVERSION OF FORMER BARN  
AND DWELLING WITH ASSOCIATED ACCESS AND LANDSCAPE: CHAPEL HILL,  
LONGRIDGE.**

Thank you for your letter dated the 1<sup>st</sup> February notifying English Heritage of a full planning application affecting the Chapel Hill Conservation Area.

I have previously provided pre-application advice including letters in November 2009 and January 2010. I have also visited the site on a number of occasions with the applicant and local authority staff and have met with the consultancy team both in Ribble Valley and in Manchester over the course of the last 12 months.

**Summary**

English Heritage is now satisfied that the proposed development will preserve the character of the conservation area such that (with suitable conditions) the statutory duty at S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 could be discharged and government guidance in PPS5 met.

**English Heritage Advice**

We are pleased that the application before you is now a full application rather than in outline.

We accept the applicant's assertion that the impact of their development on the significance of the heritage asset represents "less than substantial harm", PPS5 policy



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HE9.4 is therefore the correct one to apply. In our view the public benefits as set out within the applicants PPS5 Statement, such as the repair and reuse of the derelict barn and house and the potential landscape enhancement are compelling and sufficient to outweigh the limited harm resulting from setting impacts. We also believe that the embedded Design Code principles are robust enough to apply to any minor amendments which may result from the sale and subsequent redevelopment of the land.

If your authority is minded to grant permission for this development, given the close contextual nature of the design, we advise that conditions be applied in order to control:

1. External joinery- some of the drawings appear to show casements yet notes refer to "sash type" windows! The finish and final appearance of external joinery across the various house types and refurbished properties needs to be clarified
2. Some of the chimney stacks appear to be stumpy and architecturally weak, these would benefit from increasing in height with appropriate local pots and design details.
3. The prior approval of a sample of walling, roof material and render.
4. A more developed landscaping scheme is required including clarification of maintenance and management responsibilities for landscape/public realm and features such as the new pond.
5. I recommend that some larger trees are planted to mitigate visual impacts of the development on the setting of the conservation area particularly within the CA boundary and to more strongly define street edges.
6. Design detailing and specification of materials for the internal streetscape and its associated lighting, street furniture, walls and fences etc. Given the open rural nature of the development the associated streetscape will arguably be as important to the overall character and appearance of the development as the design of the new houses themselves. The planning and highways authority should satisfy itself that the use of "tegular" concrete blocks and other artificial materials and finishes will harmonise and avoid the development appearing suburban or anonymous. For example the use of gravel surfaces or resin bound gravel might prove softer and more appropriate in this semi rural location? We commend to you EH guidance "Streets for All- Northwest" and the governments "Manual for Streets 2".



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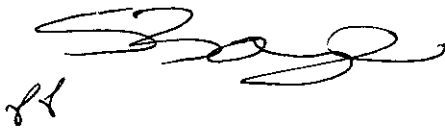


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**Recommendation**

For the reasons set out above English Heritage support the application subject to the imposition of appropriate conditions which addressing the points raised in this letter. Please forward a copy of your decision notice for our records in due course

Yours faithfully



**Darren Ratcliffe RIBA**

Historic Areas Advisor and Historic Buildings Inspector (North West)

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C.C Adrian Dowd, Ribble Valley Borough Council



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