

# PROPOSED DEVELOPMENT ADJOINING LITTLEMOOR

CLITHEROE, BOROUGH OF RIBBLE VALLEY, LANCASHIRE



## HERITAGE ASSESSMENT

GARRY MILLER: ARCHITECTURAL HISTORIAN

*Historic Building Consultancy*

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HERITAGE ASSESSMENT, JUNE 2012

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# CONTENTS

<i>Section A: Introduction</i>	4
A1: Key Data	5
A2: Executive Summary	6
A3: The Site/Proposed Development	7
A4: Heritage Implications of the Proposal	11
<i>Section B: The Heritage Assets Affected</i>	13
B1: Elements of the Group	17
B2: Historical Context	20
B3: Description of the Buildings	22
<i>Section C: Significance Assessment</i>	30
C1: Introduction	31
C2: Analysis of Significance	32
C3: Summary	34
<i>Section E: Impact Assessment</i>	35
E1: Introduction	36
E2: Analysis of Impact	38
E3: Conclusion	40

*Cover image: Looking north along Littlemoor, with Little Moor House on left and 9 Little Moor beyond*

## SECTION A: INTRODUCTION



## A1: KEY DATA

**Proposed development:** housing on 1.75 ha site

**Location:** field to west of Little Moor, Clitheroe, Borough of Ribble Valley, Lancashire

**NGR:** SD73254085 (centre of Little Moor)

**Heritage Assets affected:** Little Moor House; Numbers 1-9 (odd) Little Moor; Numbers 11-15 (odd) Little Moor (nine buildings in total)

**Designation:** all Grade II heritage assets

**Building type:** domestic

**Date:** late 18<sup>th</sup>-early 19<sup>th</sup> century

**Significance:** of regional and local significance for architectural and historic interest and group value

## A2: EXECUTIVE SUMMARY

This report relates to the impact upon the historic environment of proposals by the Standen Estate for a new housing development on a 1.75 ha site on the southwest fringe of the town of Clitheroe, in the borough of Ribble Valley in Lancashire.

The application site is currently in agricultural use and is located between the A671 Whalley Road, the principal route into Clitheroe from the south, and Littlemoor, a lane which extends northeastwards from it. The Standen Estate, who own the site, are applying to Ribble Valley Borough Council for outline planning consent for up to 49 dwellings.

Adjoining the southeast boundary of the site is a group of listed buildings clustered around a curving section of Littlemoor Road, where it adjoins a farm track, and forming a hamlet known as Little Moor. The principal building is Little Moor House, which dates from the late 18<sup>th</sup> century and by the 1840s had been acquired by the textile pioneer James Thomson, who founded the nearby Primrose Print Works in 1811. It is accompanied by five terraced houses numbered 1 to 9 Little Moor and three cottages numbered 11 to 15, all built piecemeal in the early 19<sup>th</sup> century. Some were probably built by Thomson to house his workforce.

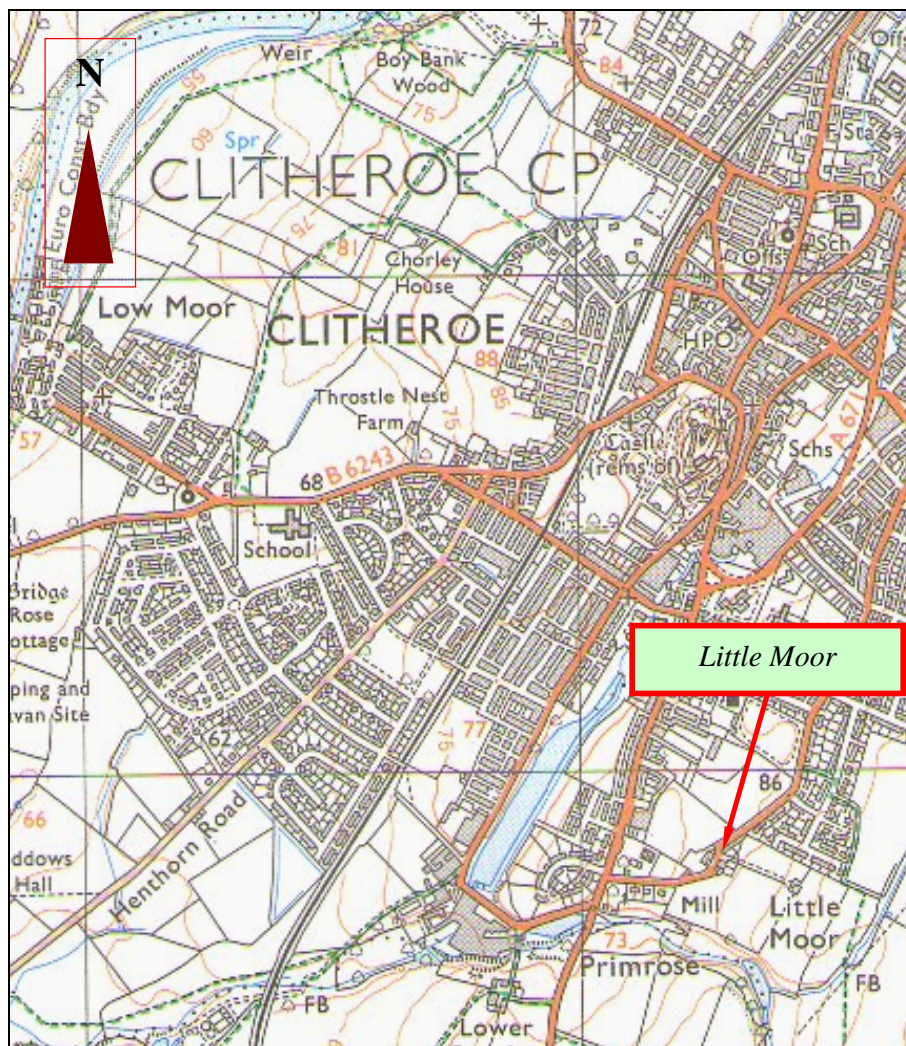
All nine buildings are Grade II nationally-designated heritage assets. In accordance with current national planning policies concerning the historic environment, this assessment has therefore been produced to provide the design and planning processes with an account of the significance of the buildings and their setting, and the impact of the proposal upon that significance.

The buildings are of regional and local significance for their architectural and historic interest and group value, all of which will be unaffected by the proposal. Its impact upon their setting will be low, and specific mitigation strategies have been designed to reduce this further.

## A3: PROPOSED DEVELOPMENT/THE SITE

### A3.1 Proposed development

The Standen Estate are applying to Ribbles Valley Borough Council for outline planning consent for residential development on land to the north and west of Little Moor, on the southeast fringe of the town of Clitheroe. The site, which has an area of 1.75 ha, is part of the Standen Estate, and the proposed development will be for up to 49 dwellings, with associated roads, open space, landscaping and related elements.



Map 1. Location of Little Moor in relation to Clitheroe from OS 1:25000 map (enlarged).  
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### *A3.2 The site*

The application site is an irregularly-shaped plot located between the A671 Whalley Road, the principal route into Clitheroe from the south, and Littlemoor, a lane which curves northeastwards from it. Situated at a curving section of the lane, where it joins a farm track, is the nucleus of buildings named Little Moor, a small group of late 18<sup>th</sup>-early 19<sup>th</sup> century houses and cottages, of which the principal element is a detached small country house named Little Moor House. North and south of Little Moor are areas of 20<sup>th</sup> century housing development.

The site itself is bounded on the south side by Little Moor House and Holly Lodge, a 20<sup>th</sup> century property, while to the west is a petrol station and convenience store fronting Whalley Road, which are separated by a tall boarded fence from the site. The northwest boundary is marked by a cul-de-sac of terraced houses named Little Moor View, to the north by recent housing named Copperfield Close and to the northeast a stone wall with footpath beyond. There is no public access into the site, and the site frontage to Littlemoor is marked by a mature hedge with gate midway along.

The application site is shown outlined in red on Map 2 (Page 10)



*1. Little Moor, looking south with application site on right of image*

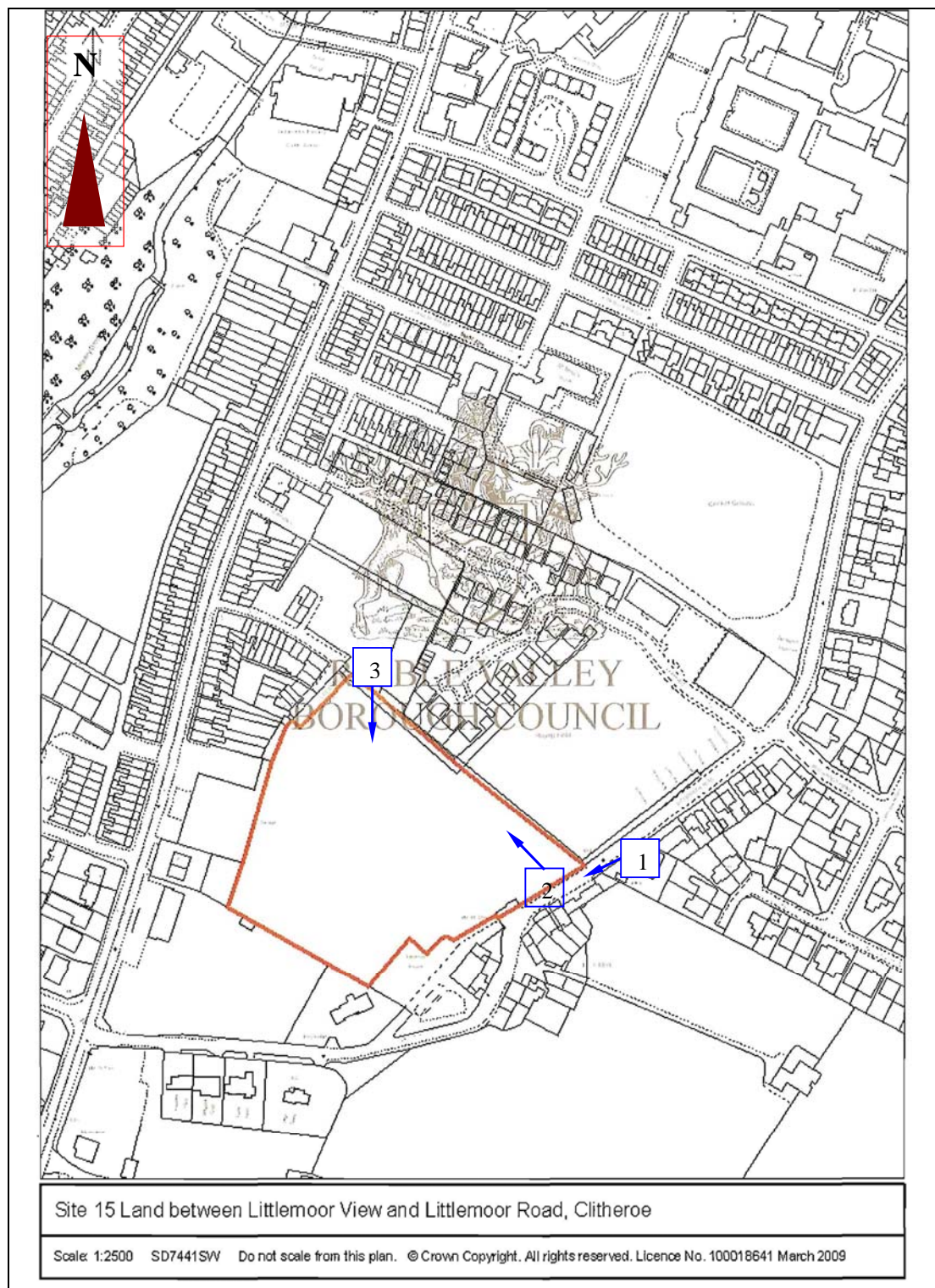




2. *Looking west across the application site to Little Moor View*



3. *View across the application site from Little Moor View/footpath to Little Moor (houses screened by trees; location indicated by arrow)*



Map 2. The application site, outlined in red (Ribble Valley Borough Council)

## A4. HERITAGE IMPACT AND RELEVANT POLICIES

### *A4.1 Heritage Assets affected*

The application site adjoins a group of nationally-designated heritage assets at Little Moor, all of which are Grade II listed. The buildings, examined in detail in Section B of this assessment, are:

- 1. Little Moor House**
- 2. Numbers 1 to 9 (odd) Little Moor**
- 3. Numbers 11 to 15 (odd) Little Moor**

### *A4.2 Planning policies relating to the historic environment*

As the proximity of the proposed development potentially impacts upon the significance of the heritage assets, and of their setting, both national and local planning policies governing the historic environment are relevant.

Nationally, these procedures are contained within Section 12 of the National Planning Policy Framework (March 2012). Broadly, this states (Paragraphs 126-131) that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, along with their setting, and put them to viable uses consistent with their conservation; also, the positive contribution that heritage assets can make to sustainable development; and the desirability of new development making a positive contribution to local character and distinctiveness.

Locally, guidelines for conservation of the historic environment are contained within Policy ENV 19 of the Ribble Valley Districtwide Local Plan (1999), which states that development which causes harm to the setting of a listed building will be resisted; and also within Policy EN5 of the draft Ribble Valley Core Strategy. These policies are examined in greater detail in Section E1.

### *A4.3 Heritage assessment/methodology*

Paragraph 128 of NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of the heritage assets affected, including any contribution made by their setting. Consequently, Garry Miller: Architectural Historian has therefore been appointed by the Standen Estate to produce this Heritage Assessment. Its purpose is to provide the planning and design



processes with an analysis of the significance of the heritage assets at Little Moor, including their setting, and the potential impact of the proposal upon this significance.

To reach an understanding of this significance, the following approach was adopted:

1. Rapid documentary research to place the buildings at Little Moor within their historic context, chiefly using historic maps held at the Lancashire Record Office, Preston, information supplied by Ingham and Yorke, agents to the the Standen Estate, and various sources identified in the text
2. A rapid exterior survey of the buildings to establish their date, evolution and character, identify features of importance and ascertain the contribution of their group value and setting
3. Analysis of the findings of (1) and (2) to establish the nature of the buildings' significance.

Thereafter the impact of the proposal upon this significance has been assessed, with reference to the Planning Statement produced by the Standen Estate's agents, Steven Abbott Associates Chartered Town Planners.

## SECTION B: THE HERITAGE ASSETS AFFECTED



## B1: ELEMENTS OF THE GROUP

### *B1.1 Summary*

The group at Little Moor comprises nine domestic buildings, seven terraced houses and cottages and a detached house, probably all of late 18<sup>th</sup>-early 19<sup>th</sup> century date on a piecemeal basis. All are nationally-designated heritage assets awarded Grade II status in the Department of Culture, Media and Sport's lists for the town of Clitheroe. The buildings are:

1. **Little Moor House**, a detached property and the largest of the group, built in the late 18<sup>th</sup> century
2. **Numbers 1 to 9 (odd) Little Moor**, an L-shaped terrace of five small two-storey houses built in at least two phases probably in the early 19<sup>th</sup> century
3. **Numbers 11 to 15 Little Moor**, an L-shaped group of three cottages, again probably early 19<sup>th</sup> century.

The elements of the site are shown in Figure 1 (following page)



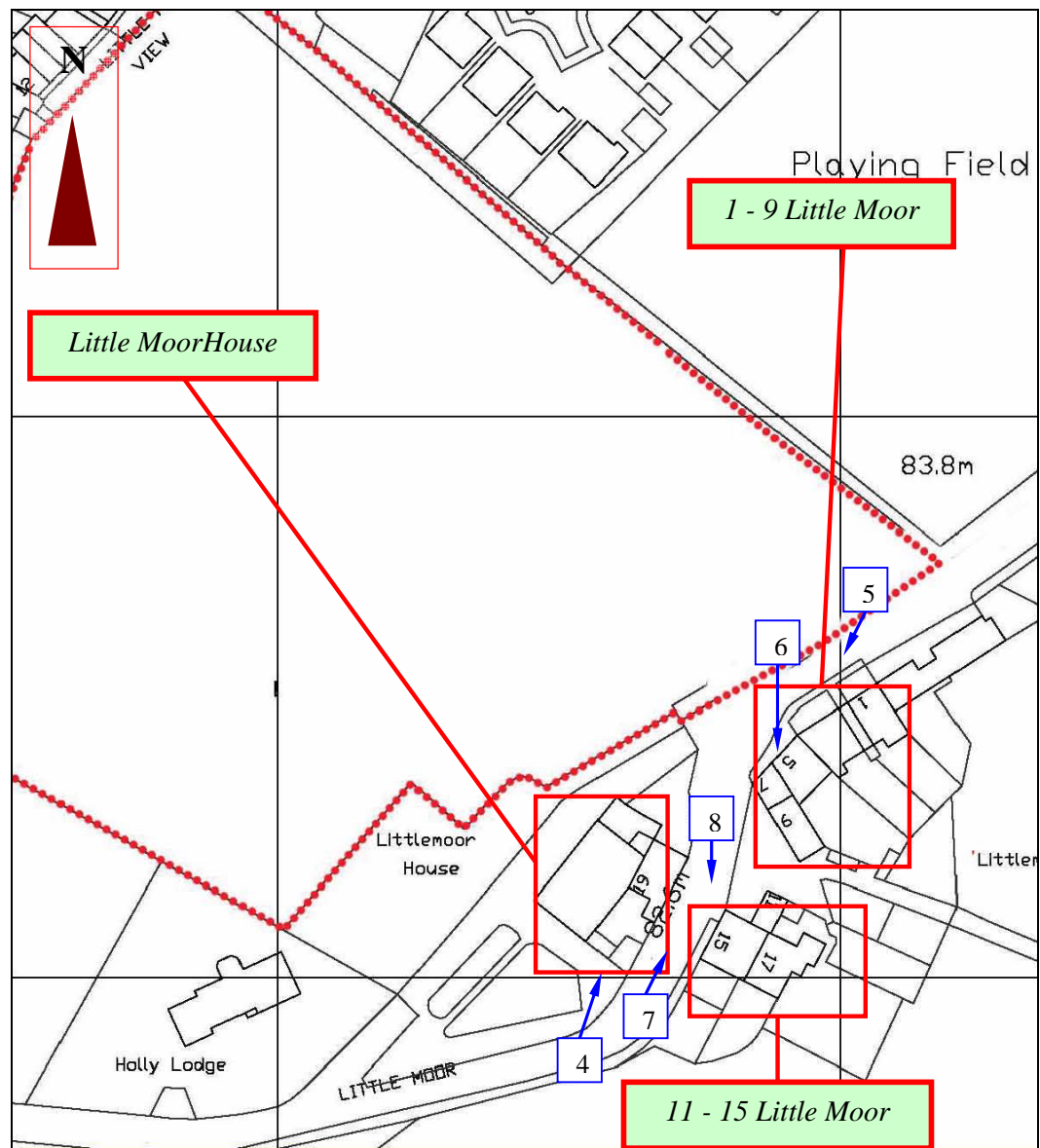


Figure 1. Elements of the site (adapted from plan by Steven Abbott Associates) with viewpoints of images 4-8 indicated

## B1.2 Listing descriptions

The listing descriptions, which note the group value of the properties in addition to their individual merits, read as follows:

**Little Moor House:** Late C18 or early C19. 2 storeys, stuccoed. In the south elevation is a 2-storey bow, with a canopy to the ground floor. The semi-circular headed doorway has a small pediment over. There is a 2-light window and 1 of 3 lights, with a French window in the ground storey and 4 single-light windows in the upper storey. Glazing bars only to rear elevation. Nos 1 to 15 (odd) and Little Moor House form a group.

**Numbers 1-9 Little Moor:** Terrace of small C18 or early C19 houses of 2 storeys, roughcast. Nos 1 and 3 have 4 windows, hung sashes with glazing bars, above 2, and 1 rectangular window to No 3. 2 doors of 6 fielded panels with glazed rectangular fanlights, stone pilasters and cornice. Nos 5 and 7 have 3 windows, stone surrounds. Door to No 5 of 6 fielded panels with round-arched glazed fanlights, keystone and impost bands, stone surround to door of No 7. No glazing bars to No 7. No 9 has main elevation to end. 2 windows flank 2 small windows. 3 windows to ground, no glazing bars. Cement surround, modern door. Pented extension to rear. Nos 1 to 15 (odd) and Little Moor House form a group.

**Numbers 11 to 15 Little Moor:** Three C18 or early C19 cottages, No 11 behind the others and rendered, with 2 windows with lintels and modern glazing, above 1. Door in stone surround. No 13 has 2 windows above 1 and door with semi-circular fanlight, modern door. No 15 has 2 windows over 2, plain stone surround to modern door. Nos 1 to 15 (odd) and Little Moor House form a group.



4. Rear of Little Moor House, looking north from Little Moor; site indicated in distance



*5. Numbers 1 and 2 Little Moor, looking south*



*6. Numbers 5 and 7 Little Moor, looking south*





*7. Number 9 Little Moor, looking north; application site (indicated )lies beyond hedge*



*8. Numbers 11-15 Little Moor, looking south*

## B2: HISTORICAL CONTEXT

### B2.1 Little Moor House

Little Moor House was said by a writer in 1876 (1) to have been ‘*a genteel residence*’ built by a Mr Bateson of the Swan Inn, Clitheroe; the date is not recorded in the article, but the style of the building suggests the late 18<sup>th</sup> century (see Section B3.1). The writer states Bateson left the property to his son John, who sold the house ‘*thirty years ago*’ (i.e. 1846) to James Thomson (1779-1850) who had established the nearby Primrose Print Works in 1811 and was a pioneer of the textile printing industry in Lancashire. The transaction had occurred previously however, for the Clitheroe tithe survey of 1842 shows Thomson and Company were owners of Little Moor House. As Thomson’s own residence was Primrose House, close to his works, and it is possible that Little Moor House may have been tenanted by a senior member of Thomson’s workforce. Following acquisition by the Standen Estate, Little Moor House was regarded as its second property after Standen Hall, and became the residence of its agent. A large stable block, now offices, was built adjoining Number 1 Little Moor in the late 19<sup>th</sup> century to serve Little Moor House (shown on left of Plate 1; see Map 6, Page 21).



Map 3. Detail of 1842 Clitheroe tithe map showing proximity of Little Moor to James Thomson’s Primrose Print Works

## *B2.2 Numbers 1- 15 Little Moor*

Some elements of the group may have existed by 1829 as a nucleus at Little Moor is shown on Hennett's Lancashire map of that year (Map 4, below). Some of these buildings may have been built by James Thomson for his workforce, as Thomson's company is recorded as the owner in the 1842 Clitheroe tithe survey. This is corroborated by the census returns of the 1841 and 1851, which show that most of the occupants were print works employees.

The 1841 census records seven households at Little Moor, suggesting not all of the properties were built by then. The heads of the households were listed as follows: John Tansey, accountant, aged 46; Howard Lonsdale, calico printer, 45; Reuben Barratt, agricultural labourer, 25; Henry Holland, bookkeeper, 35; Richard Stocks, calico printer, 28; John Bateson, farmer, 30; Charles Thompson, calico printer, 20. Bateson and Barratt may have occupied what is now Numbers 11-15 as part of this building is understood to have been a farmhouse, its outbuildings now standing around 200 metres distant along the track running east from Little Moor. A decade later, 11 households are recorded, implying the group was complete. Only Henry Holland, now described as bookkeeper to calico works, remained from 1841, all the other occupants were new. The other heads of household were: Thurstan Coupe, block printer, 61; William Mitchell, agricultural labourer, 60; Thomas Garnett, engraver to calico works, 37; Henry Burrows, block printer to calico works, 65; John Darwen, labourer at print works, 49; William Riley, labourer at print works, 28; Richard Walton, 64, farmer; Mary Hummell, widow, 33; and John Sieben, chemist at print works, 31. Walton and Garnett, as key employees, may have occupied Numbers 1 and 3 Little Moor, which are of superior appearance.

## *B2.3 The application site in 1842*

The application site lies within a field which at the time of the 1842 tithe survey was a plot of more than four acres used as pasture land, and was again owned by James Thomson (see Map 5, following page).

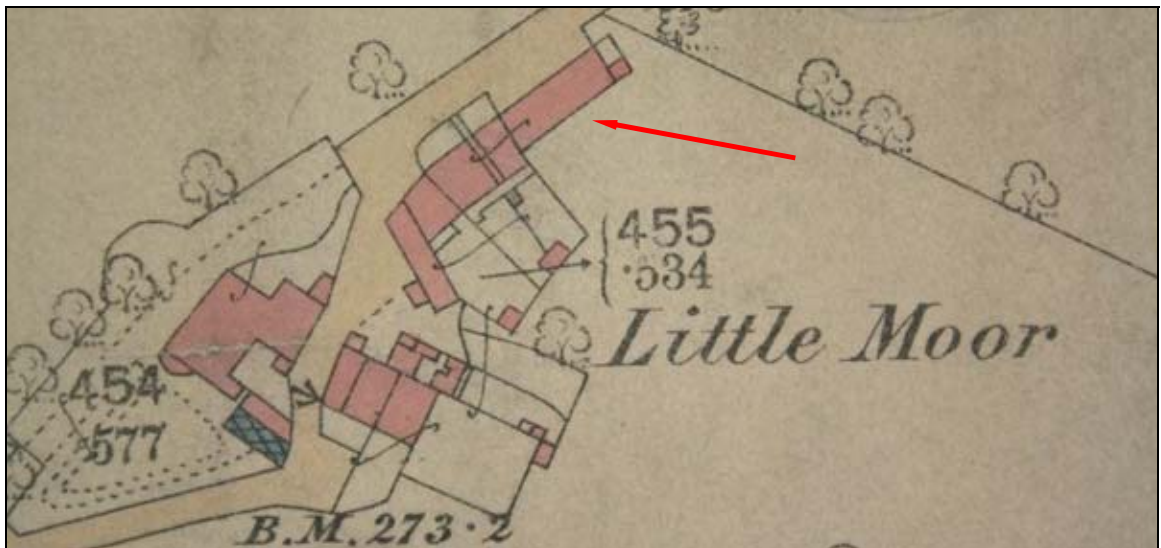


*Map 4. Detail of Hennett's Lancashire map of 1829, showing a group of houses at Little Moor*





*Map 5. Detail of the houses at Little Moor from the 1842 tithe map; the present application site lies within the field numbered 38 on the map*



*Map 6. Enlargement of 1892 25-inch Ordnance Survey mapping showing the group; building arrowed is former stable to Little Moor House (see Section B2.1)*

#### Sources:

Clitheroe tithe map and schedule, 1842 (Lancashire Archives, ref DRB/1/52)

*Recollections of Clitheroe by an Old East Lancashire Man*, from *Preston Guardian*, Saturday August 19, 1876 (transcription on <http://www.briercliffesociety.co.uk/talkback/viewtopic.php?f=20&t=2115>)

<http://www.lancashirepioneers.com/thomson/biog.asp> (James Thompson biography)

Information from Ingham and Yorke, agents to the Standen Estate

## B3: DESCRIPTION OF THE BUILDINGS

### *B3.1 Little Moor House*

- a. Description.** The largest and most ambitious building of the group, this dates probably from the late 18<sup>th</sup> century. It is a good example of a small country house and the details suggest a date of perhaps 1780-1800. It is a three-bay double-depth house with a rear wing which is now a separate dwelling (Number 19 Little Moor). Exterior features which testify to the high status of the building are a narrow pedimented doorcase with fanlight, a bow window to drawing room on the south elevation, an adjoining oriel (probably 19<sup>th</sup> century) and a tall round-headed stairlight on the rear elevation (Plates 9-11).
- b. Setting/views.** The building is a prominent feature on Littlemoor, but public realm views of it are limited as the property is screened by a high stone garden wall to the road, and trees which separate it from the application site (see Plates 13 and 14). Views from Littlemoor are thus principally of the rear and north side (Plates 11 and 12) and these provide the most important public vistas of the house. The application site features only marginally in these views, where its hedge and trees act as a backdrop (see Plate 4). More distantly, brief glimpses of the house are obtained across the application site from Whalley Road, but these are not important views as it is largely masked by the fence, petrol station and houses which dominate the immediate streetscene (Plate 15).



*9. Little Moor House, showing bow window on south elevation*



*10. Narrow pedimented doorcase suggests date of 1780-1800*





*11. Rear of Little Moor House, showing arched stairlight*



*12. Rear wing of Little Moor House (now separate dwelling, Number 19 Little Moor)*



*13. Little Moor House and its gardens showing trees screening application site (indicated)*



*14. Glimpsed view of Little Moor House from southeast on Little Moor Lane; site indicated*



*15. Glimpsed view of Little Moor House from Whalley Road across the application site*



### *B3.2 Numbers 1-9 Little Moor*

- a. Description.** These properties form an L-shaped terrace but variations in their appearance indicate they were built piecemeal in at least two phases. Numbers 1 and 2 are whitewashed houses of late Georgian character with pilaster doorcases, incorporating entablature and overlight, and 12-pane sash windows. Their more formal appearance, wider frontage and small gardens indicate they enjoyed a higher status than the rest of the houses in this group. Number 5 and 7 are roughcast and smaller with a narrower frontage; 5 has a doorway with wide surround wrapping around a semicircular fanlight, while 7 has a plain modern doorway. Number 9 is at right angles to the latter and has a long, irregular frontage with mostly four-pane sash windows and a deep outshut on the right.
- b. Setting/views.** The properties occupy a prominent roadside position on the east side of Littlemoor, numbers 1 to 7 being directly opposite the application site. Number 9 forms an attractive grouping with Numbers 11-15 where they flank the wide mouth of the farm track. The best views of the properties are obtained at near distance, looking north and south along Littlemoor (see Plate 5). Although the application features in the northward views, it is largely screened by the tall hedge (see Plate 7). This feature also renders the properties largely invisible in distant views from Whalley Road and the footpath/Little Moor View junction (see Plate 3)



*16. Attractive doorcase of 3 Little Moor indicates this and Number 1 were superior properties*





*17. Doorcase of Number 6 has thick architrave wrapping around fanlight*

### *B3.3 Numbers 11-15 Little Moor*

- a. Description.** An irregular T-shaped group, all roughcast, with Number 11 at right angles to the other two properties in a short wing extending northwards. Doorways are plain, and some sash windows remain. The impression is that this was originally two properties that were further subdivided to form three; the taller easternmost property (Number 15) is understood to have been a farmhouse, its outbuildings standing separately along the track around 200 metres east of Little Moor.
- b. Setting/views.** The houses stand on the eastern side of Littlemoor directly opposite Little Moor House, and form an attractive grouping with Number 9 when looking east along the farm track up the hillside (Plate 18). The best views of the properties are obtained looking south (Plate 8) as the view looking north has the houses obscured by planting in their gardens (Plate 19). The application site does not feature prominently in the northward views of this group of buildings.



*18. Attractive grouping of Number 9 (left) and 11-15 looking up the hillside to the farm track*



*19. Numbers 11-15 from the south*

### B3.4 Group value

Little Moor House, along with Numbers 1- 9 and 11-15 Little Moor all have group value, as a relatively unspoiled nucleus possessing architectural interest through their various building styles and historical interest through their connections with James Thomson and the Primrose Prints Works. The statutory description recognizes the group value of the buildings.

### B3.5 Setting

The setting of the properties, grouped amid fields at the junction of Littlemoor with the farm track extending up the hillside, is important as it allows the group to be viewed in its historic landscape context.

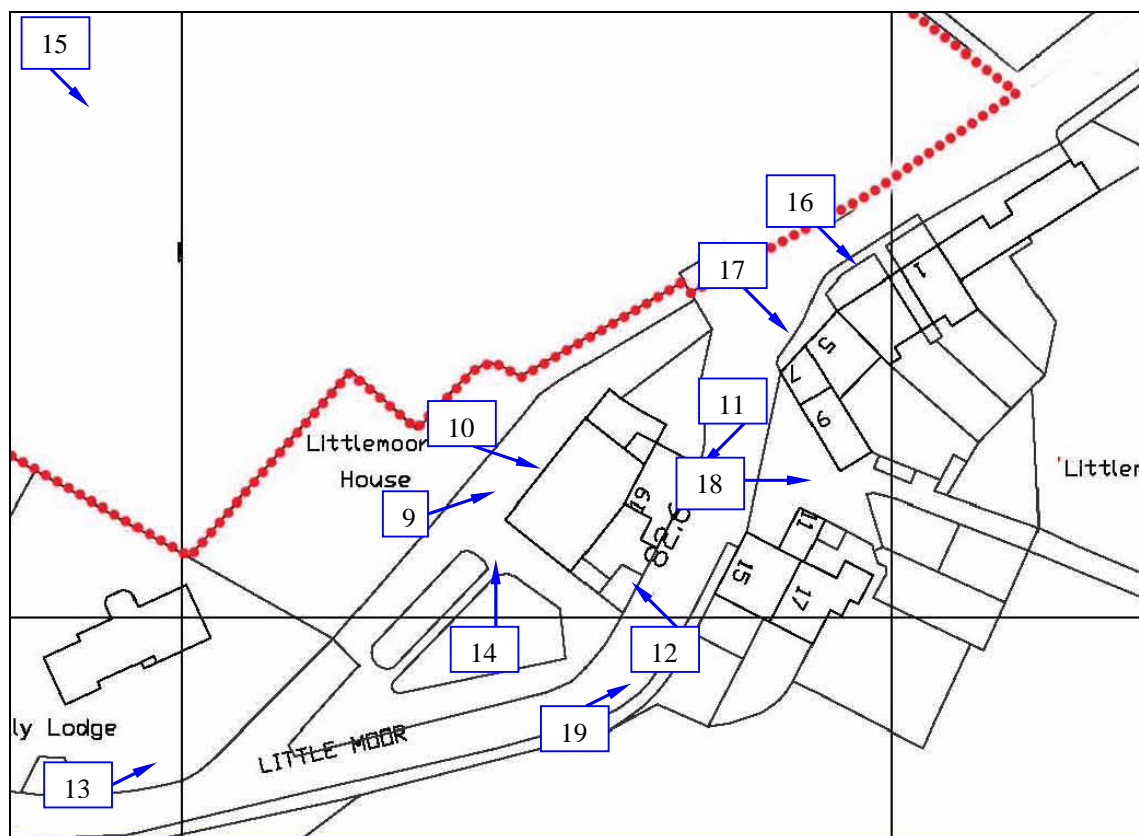


Figure 2. Viewpoints of images 4 -15 (from plan by Steven Abbott Associates)

## SECTION C: SIGNIFICANCE ASSESSMENT



## D1: INTRODUCTION

### *D1.1 Relevant policy: Section 12 of NPPF*

The need to understand the significance of a heritage asset is contained within Paragraph 129 of the National Planning Policy Framework. This requires local planning authorities to identify and assess the particular significance of the heritage asset or its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposal.

### *D1.2 Methodology*

The findings of the historic research and brief survey of the heritage assets and their settings have been analyzed to evaluate the nature of their significance, and where they stand on a scale of national, regional and local importance.

## D2: ASSESSMENT OF SIGNIFICANCE

### *D2.1 National Significance*

Little Moor House, Numbers 1-9 Little Moor and Numbers 11-15 Little Moor are nationally-designated heritage assets, by virtue of their Grade II listing, which means they are considered to be of special architectural or historic interest. The listing descriptions also recognise the group value of the buildings.

### *D2.2 Regional Significance*

1. **Little Moor House:** this is considered to be of specific regional interest (i.e. to Lancashire and North West England) for the following reasons:
  - **Architecturally** as a good example of its type, a small country house built probably between 1780 and 1800 and demonstrating then-fashionable design features such as the bow window, pedimented doorcase and tall, stairlight. It would thus be of interest to any regional study of this type of building.
  - **Historically** for its connections with James Thomson, one of the pioneers of the Lancashire textile industry in the early 19<sup>th</sup> century; and for its relationship with Numbers 1 to 9 and 11 to 15 in this context
2. **Numbers 1 to 9 and 11 to 15 Little Moor** are also considered to be of regional interest in historical terms for their connection with James Thomson, and similarly of value with Little Moor House in this context.

### *D2.3 Local significance*

The group as a whole is of further significance at a local (i.e. Clitheroe and Ribble Valley) level for its architectural and historic interest as a small nucleated settlement whose growth was encouraged by the development of the textile industry in the early 19<sup>th</sup> century. In their varied style and evidence of piecemeal building, the buildings would thus be of interest to any local study of housing types, particularly those built to house textile workers.



The immediate setting of the entire group, amid fields on the bend of Littlemoor, is also of local significance as it produces positive views of the buildings and allows them to be read in their historic landscape context. Distant views, such as that from Whalley Road, are not important as the properties are largely screened by buildings and foliage.

## D3: SUMMARY OF SIGNIFICANCE

The buildings at Little Moor are nationally-designated Grade II heritage assets whose significance principally lies in their architectural and historic interest and in their group value. This significance is principally relevant at regional and local level.

Little Moor House is of regional importance architecturally as a good example of a small late 19<sup>th</sup> century country house, and historically through its connections with James Thomson. Numbers 1 to 15 Little Moor are also significant historically at this level for their connections with Thomson and thus have group value in this respect with Little Moor House.

Numbers 1-15 have further significance locally: architecturally through their variety of building styles and historically as examples of housing provided for workers of the Clitheroe textile industry. Their immediate setting is also important as it presents positive views of the group and allows them still to be read in a historic context.

## SECTION D: IMPACT ASSESSMENT



## D1: INTRODUCTION

### *D1.1 Relevant policies*

The impact of the proposal upon the heritage assets at Little Moor is to be considered in the context of both national and local planning policies concerning conservation of heritage assets.

Nationally, NPPF states (Paragraph 131) that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation. It also states (Paragraph 132) when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, as significance '*... can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting.*'

Locally, guidelines for conservation of the historic environment are contained within Policy ENV 19 of the Ribble Valley Districtwide Local Plan (1999). This states:

*Development proposals on sites involving the setting of buildings listed as being of special architectural or historic interest which cause harm to the setting of the building will be resisted. In assessing the harm caused by any proposals, 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. The 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*

The policy then goes on to define setting as follows:

*The setting may be linked to ancillary land, but may often include land some distance away from it. The setting may encompass a number of other properties. The setting of an individual listed building very often owes its character to the harmony provided by a particular grouping of buildings and to the quality of spaces created between them. While a listed building forms an important visual element in a street, it would be correct to regard any*



*development in the street as being within the setting of the building. In some cases, setting can only be defined by an historical assessment of a building's surroundings.*

Further local policies relating to the historic environment are outlined in Ribble Valley Council's published Draft Core Strategy (April 2012), whose policy EN5 states:

*There will be a presumption in favour of the conservation of heritage assets and their settings where they are recognised as being of importance. The authority recognises that the best way of ensuring the long term preservation of heritage assets is to find an optimum viable use that strikes the correct balance between economic or other uses and the impact upon the significance of the asset.*

### *D1.2 Methodology*

In the context of the above policies, the impact of the proposal upon the significance of the heritage assets will now be considered. Sections B and C of this assessment have shown that this significance lies in their architectural and historic interest, group value and setting. The impact upon each of these criteria will therefore be examined in turn.

## D2: ANALYSIS OF IMPACT

### *D2.1 Impact upon the architectural and historic significance of the buildings*

The proposal will not impact upon the architectural and historic interest of the buildings as it involves no loss or alteration to their fabric. The architectural and historic significance of the buildings will thus be preserved.

### *D2.2 Impact upon group value*

For similar reasons, the proposal will not impact upon the group value of the buildings in terms of their collective architectural and historic interest, and this aspect of their significance will also be preserved.

### *D2.3 Impact upon setting*

The proposed development lies within the setting of the buildings, which has shown to be of significance as it displays them in their historic context. However the overall visual impact is judged to be low, and indeed not all the buildings will be affected. Numbers 11-15 will not experience impact as they are furthest away from the application site, which largely does not feature in views of this group. The buildings principally affected will therefore be Little Moor House and Numbers 1-9 Little Moor as they directly front the site.

In the case of Little Moor House, the building is already screened from the application site by trees within its garden, which also conceal the site in public realm views from Littlemoor (Plates 14 and 15). At a distance, the building can however be seen across the site from Whalley Road, but these are glimpsed views only and dominated by the petrol station, convenience store and houses fronting the road (Plate 15). These views are therefore not considered to be positive or important and any loss as a result of the proposed development is not considered significant. The overall impact upon the setting of Little Moor House will therefore be low.

Similarly, although Numbers 1-9 front the site, they are screened from it by tall hedge, which also renders them largely invisible in distant views from Whalley Road and from the footpath/Little Moor View junction (Plate 3). In this context the impact of the proposal will be low as the hedge is to be retained, with additional planting, and thus

will continue to act as a screen, particularly in northward views of this group (e.g. Plate 7).

#### *D2.4 Mitigation*

Visual impact will be further reduced as a result of mitigation strategies incorporated within the proposal and designed to acknowledge and respect the setting of the listed buildings. As outlined in Sections 4.1 and 5.16 of the Planning Statement, these involve siting bungalows to the north of Little Moor House while two-and-a-half storey properties are zoned to the west and southwest of the site; a landscaped buffer zone north of Little Moor House; retention of trees on the periphery of the site and additional planting within it. Furthermore, additional car parking is to be provided within the site for vehicles currently parked outside the Little Moor properties (for examples, see Plates 4 and 7), which will visually enhance the setting of the listed buildings.

## D3: CONCLUSION

In summary, the overall impact of the proposed development upon the heritage assets of Little Moor House, Numbers 1 to 9 and Numbers 11 to 15 Little Moor will be minimal. The architectural and historic significance of the buildings, from which they also derive group value, will be unaffected. Although the development lies within the setting of the buildings, its impact will be minimized as a result of existing planting which screens the application site, and mitigation strategies designed to respect the setting of the heritage assets. The application is thus considered in these respects to meet the requirements contained within paragraphs 131 and 132 of Section 12 of NPPF, Policy ENV19 of the Ribble Valley Districtwide Local Plan, and EN5 of the Ribble Valley Draft Core Strategy.