



RIBBLE VALLEY
BOROUGH COUNCIL

23 AUG 2012

AT THE OFFICE OF

3201209-3P

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120933P

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

Application for listed building consent for alterations, extension or demolition of a listed building
Planning (Listed Buildings and Conservation Areas) 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): Stanley House
Unit: House number: House suffix:
House name:
Address 1: Further Lane
Address 2: Meller
Address 3:
Town: Nr Blackburn
County:
Country:
Postcode: BB2 7NP

2. Agent Name and Address

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

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

Installation of datestone within original "datestone enclosure" to depict original build date & restoration date (as per detailed drawing).

3. Description of Proposed Work (continued)

Has the work already started without consent?

☒ Yes ☐ No

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

August 12.

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

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

ongoing

(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: Further home

Address 2: Meller

Address 3:

Town: Nr Blackburn

County:

Postcode (optional): BB2 7NP

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

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
Rebuilding of Stanley House, conversion to hotel.	2002
38 bedroom extension P.P.	2008/0548P
" " LBC	2008/0547

6. Pre-application Advice

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

☒ Yes ☐ No

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

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

Officer name: John Machole

Reference: email / discussion

Date (DD/MM/YYYY): July 12.
(must be pre-application submission)

Details of pre-application advice received?
Make retrospective application following English Heritage negotiations (now done).

7. Neighbour and Community Consultation

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

☐ Yes ☒ No

If Yes, please provide details:

8. 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

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed-	Not applicable	Don't Know
External walls	Stone	matching Stone (as detail)	☐	☐
Roof covering	N/A	N/A	☐	☐
Chimney	N/A	N/A	☐	☐
Windows	N/A	N/A	☐	☐
External doors	N/A	N/A	☐	☐
Ceilings	N/A	N/A	☐	☐
Internal walls	N/A	N/A	☐	☐
Floors	N/A	N/A	☐	☐
Internal doors	N/A	N/A	☐	☐
Rainwater goods	N/A	N/A	☐	☐
Boundary treatments (e.g. fences, walls)	N/A	N/A	☐	☐
Vehicle access and hard standing	N/A	N/A	☐	☐
Lighting	N/A	N/A	☐	☐
Others (add description)	—	—	☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

- Datasheet detail 1 to 1 true scale
- Datasheet location
- Photographic information

10. Demolition

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building: ☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No

c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

ii) What is the volume of the part to be demolished?(cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☐ Yes ☒ No

b) Works to the exterior of the building? ☒ Yes ☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

Datestone incorporation
in place of original
datestone (lost prior
to building restoration).

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐

Ecclesiastical Grade I ☐

Grade II* ☒

Ecclesiastical Grade II* ☐

Grade II ☐

Ecclesiastical Grade II ☐

Don't know ☐

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

☐ Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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:

—

Wicket

14/8/12

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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:

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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:

15. Planning Application Requirements - Checklist

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

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



The original and 3 copies of a plan which identifies the land to which the application relates and 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 original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☒

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☐

16. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14/8/12 (date cannot be pre-application)

17. Applicant Contact Details

(Agent)

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code:

National number:

01524 599980

Extension number:

Country code:

Mobile number (optional):

07825 154285

Country code:

Fax number (optional):

Email address (optional):

jurillcode@jwpc.co.uk

19. 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

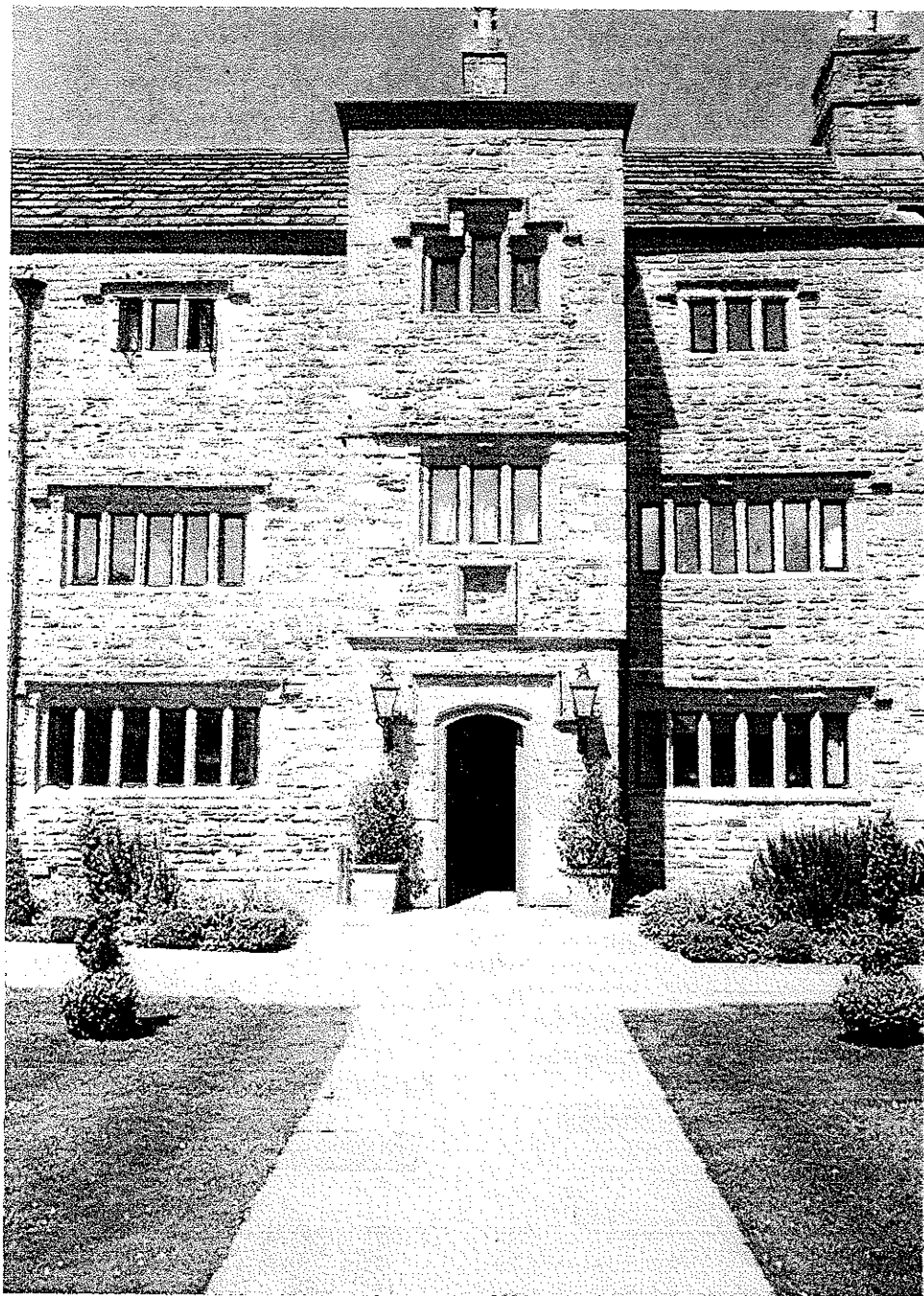
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



320120933 P 320120933 P

Stanley House, Mellow
- application for Listed Building
Consent

Existing front elevation of
restored building.

Aug 2012.

Stanley House, Meller.
Application for Listed Building
Consent.

320120933 P

— Datestone location

Existing recess = 60mm deep.

New inset stone = 75mm deep
to allow adequate recess into
current dressed stone surround

(sandstone to match existing).

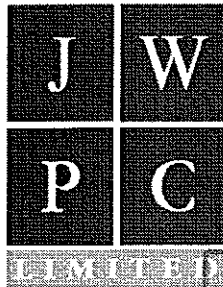
(see separate 1:1 scale drawing
for datestone detail).

Aug 2012

320120933P

Built
1640
ENV
Restored
2004

08/08/2012 14:46



16 OCT 2012

FOR THE
ATTENTION OF

PLANNING SUPPORT STATEMENT

320120933 P

**Application for Listed Building Consent in respect of installation of
datestone within reveal occupied by previous datestone,
above front entrance**

at

Stanley House, Mellor, Nr Blackburn, BB2 7NP

for

Leehand Leisure Ltd

September 2012

JWPC Limited

1B Waterview, White Cross, Lancaster, Lancs, LA1 4XS

Tel: 01524 599980

E-Mail: enquiries@jwpc.co.uk



Datestone within original reveal



1 Application Background

- 1.1 Stanley House has been the subject of several Listed Building (and Planning) applications over the last 10 years, connected with its restoration and regeneration. The original derelict farmhouse and Manor house, together with adjacent agricultural buildings have been converted into a small hotel of considerable distinction – the initial scheme more recently having been extended by the addition on a new bedroom and spa wing, together with additional landscaping to the extensive grounds.
- 1.2 It is widely acknowledged that the conversion and new build have been undertaken with considerable care and respect for the Listed context – as reflected in the accompanying Heritage Statement (& previous Heritage Statement), prepared by heritage consultant Peter de Figueiredo.
- 1.3 Listed Stanley House has benefited from the restoration initiatives of Leehand Leisure but when the House was restored in 2003/4 it was not possible to reinstate the original datestone, above the front entrance. This application now (retrospectively) intends the addition of a suitable datestone within the original datestone enclosure.
- 1.4 The work has had to be undertaken concurrent with the bedroom wing project (and in time for the official opening ceremony) but only following prior consultation with the local Council planning department and with English Heritage.

2 Proposal

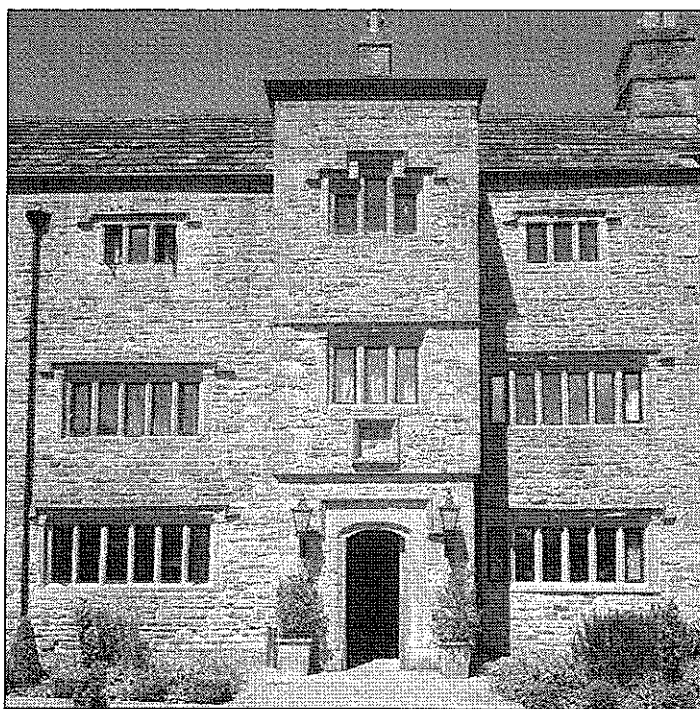
- 2.1 The intended works are more fully described and justified within the Heritage Statement which accompanies the application. That report (& the application drawings) explain the original character of the front elevation, as well as the size, materials and appearance of the new datestone.

- 2.2 Care has been taken to integrate the new datestone with the rest of the Listed Building, utilising the original recessed enclosure and selecting a local natural stone. The new wording depicts the original construction date, together with the restoration date, and incorporates the initials of the (recently deceased) head of the owning company.

**INSTALLATION OF DATESTONE
STANLEY HOUSE
MELLOR
LANCASHIRE**

HERITAGE STATEMENT

320120933 P



16 OCT 2012

FOR THE
ATTENTION OF

October 2012

**PETER DE FIGUEIREDO
HISTORIC BUILDINGS ADVISER**

1 Ingestre Road, Oxton, Wirral CH43 5TZ

T: 0151 652 1027 M: 0771 7291947

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

1 INTRODUCTION

- 1.1 Stanley House is an early 17th century stone-built manor house, situated on a hill top 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.
- 1.2 To commemorate the completion of the project, it was decided to install a datestone recording the original construction of the house and its restoration, as well as the initials of the late Mr Walker whose scheme it was.
- 1.3 Government policy set out in *the National Planning Policy Framework* (NPPF) requires that changes to the historic environment are based on a clear understanding of significance of any heritage asset affected and its setting, providing information so that the likely impact of proposals can be assessed. This report carried out by Peter de Figueiredo provides an assessment of the building within its historic context, and the impact of the proposal on that significance in the context of the NPPF and local planning policy. It supplements the more detailed report produced for the larger scheme.

2 HISTORY OF STANLEY HOUSE

- 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 house Woodfold Hall to the south-west. 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.
- 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 became increasingly derelict. Following acquisition by the Walker family, both buildings have been restored and brought back into beneficial use. Stanley House and the historic farm buildings have been converted to hotel accommodation.

¹ JWRC, *Stanley House, Mellor*, 2008

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

3 ARCHITECTURAL ANALYSIS

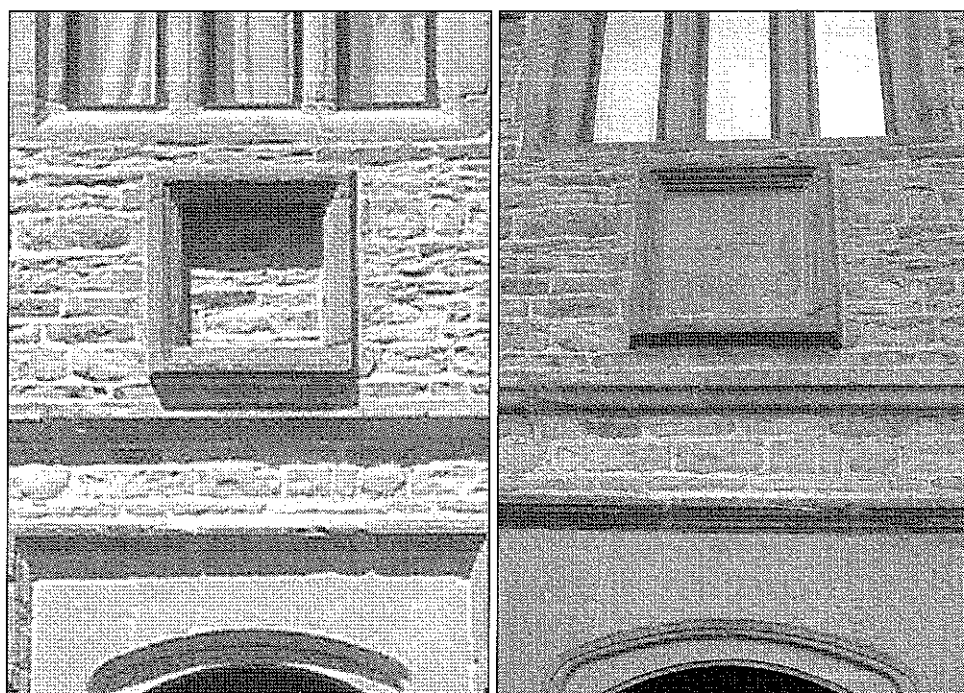
- 3.1 The main part of Stanley House, including the whole of the frontage dates from the early 17th century. It has a 3-unit lobby-entry plan with a housepart in the middle, a parlour at the west end and service rooms to the east. This is a common plan type in Lancashire for yeomen's houses, but at Stanley House it has been carried out on an unusually grand scale. The rooms are generous in proportion and the interior has impressive arched stone fireplaces. 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.
- 3.3 The 1969 edition of *The Buildings of England: Lancashire* by Nikolaus Pevsner, recorded a carved datestone of 1640 on the front of the building. The datestone disappeared during the period when Stanley House was vacant, but the frame surrounding it survived.

4 STATEMENT OF SIGNIFICANCE

- 4.1 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 the 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.
- 4.2 The approach to the house was moved after the Turnpike Road was built, and its change to a tenant farm led to the construction of a large complex of agricultural buildings on the south and west sides. The house maintains its original plan form with three rooms contained within the main block. At the rear is the staircase enclosure. The building is three storeys in height, with a three storey porch which historically bore an inscribed datestone.
- 4.3 The house 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.
- 4.4 The large barn 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 provides a framed view of Stanley House from the south.

5 PROPOSED SCHEME

- 5.1 The listed building consent application is made to regularise the installation of a datestone above the main doorway to Stanley House. It is placed within the framed recess which it is known to have contained a datestone.³
- 5.2 The recess is 100mm deep and 500mm square. The new stone is an exact match for the ashlar sandstone used in the construction of the house, and is inscribed with the original date of the house, 1640 together with the date of its restoration, 2004 and the initials FW for Fred Walker, for whom the project was undertaken.



Porch before installation of datestone

Porch after installation of datestone

6 HERITAGE PLANNING CONTEXT

6.1 National Planning Policy Framework

PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

- 6.1.1 Historic Environment Policies included in the National Planning Framework (March 2012) replace Planning Policy Statement 5 (PPS 5). The Historic Environment Planning Practice Guide, which accompanied PPS5, remains in place as national guidance until it is replaced, though it should be read in the light of the NPPF, and does not comprise policy.

³ Nikolaus Pevsner, *Buildings of England: North Lancashire*

- 6.1.2 The NPPF 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. Significance derives not only from a heritage asset's physical presence, but also from its setting.'* The NPPF 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"*.
- 6.1.3 Policy 128 of the NPPF requires applicants to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance.
- 6.1.4 Policy 131 draws attention to the desirability of new development sustaining and enhancing the significance of heritage assets; the positive contribution that heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.1.5 Policy 132 states that 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 significance. The more important the asset, the greater the weight should be. Policies 133 and 134 differentiate between development proposals that will lead to substantial harm to or total loss of significance of a designated heritage asset, and those that will lead to less than substantial harm. In the case of the latter, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.1.6 Policy 141 states that local planning authorities should make information about the significance of the historic environment gathered as part of the development process publicly accessible, and should require developers to record and advance understanding of the heritage asset before it is lost.
- 6.1.7 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.
- 6.1.8 Paragraphs 76-78 give guidance 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.

6.2 Conservation Principles: Policy and Guidance (English Heritage) 2008

- 6.2.1 The English Heritage document *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* is intended to guide conservation thinking and practice in England. It defines conservation as managing change in ways that will sustain the significance of places, for change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.
- 6.2.2 If the significance of a place is to be retained and its historic value sympathetically managed, further change will inevitably be needed. Development need not devalue the significance of the place, both its tangible values, such as historic fabric, or its associational values, such as its place within the landscape, provided the work is done with understanding.
- 6.2.3 The *Principles* state that new work or alteration to a significant place should normally be acceptable if:
- There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
 - The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
 - The proposals aspire to a quality of design and execution which may be valued now and in the future;
 - The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

6.3 Ribble Valley Districtwide Local Plan 1998

6.3.1 Policy ENV 20

Proposals for the alteration or repair of listed buildings should be sympathetic to their character and appearance. The most important features of any listed building will be preserved.

7 HERITAGE IMPACT ASSESSMENT

7.1 Impact on Historic Fabric

- 7.1.1 The installation of the datestone has been carried out without any direct impact on the historic fabric. The plaque has been cut to the exact size of the recess, fixed in place with resin bonded stainless steel bolts, and pointed with lime mortar.

7.2 Impact on Character and Appearance of Stanley House

- 7.2.1 Inscribed datestones are a common feature of the grander vernacular houses of north Lancashire, and provide important information about their history and development. Regrettably, the original datestone on the porch was lost during the period when Stanley House was vacant and in a poor state of repair. No attempt was made during the restoration of the property to replicate the missing datestone, but following the death of Mr Walker, it was his family's wish to commemorate the completion of the project by installing a datestone with an appropriate inscription.
- 7.2.2 The datestone exactly matches the size of the recess, and covers up the blank panel of rubble stone, which previously appeared incomplete. It is constructed of matching stone, and the letters and numerals - **Built 1640 FW Restored 2004** – have been carefully chiselled in a serif typeface to provide a dignified record of the history of the house.
- 7.2.4 As a result, the datestone enhances the character and appearance of the building, and provides information about the history of the building as a record for future generations.

8 CONCLUSION

- 8.1 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.
- 8.2 The building was rescued from a ruinous condition by the current owners eight years ago, and has been sympathetically restored as the centrepiece of a new hotel complex.
- 8.3 The proposal for an inscribed datestone is associated with the conversion, which has provided a sustainable future for the complex of historic buildings. The overall impact on the significance of Stanley House will be beneficial, and the application fully accords with national and local planning policy and guidance relating to management of the historic environment.