

**Jane Tucker**

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**From:** james.georgian e-mail [james.georgian@virgin.net]  
**Sent:** 29 November 2012 20:12  
**To:** Jane Tucker  
**Cc:** j.darwin@virgin.net  
**Subject:** Development at Higher Standen and Littlemoor Farms, Pendleton (Setting of GII\* Standen Hall) - Georgian Group Initial Response - FAO Sarah Westwood

Sarah Westwood, Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe

BB7 2RA

*By email*

Your ref: 3/2012/0942

Our ref: JD/1211/14

27.11.12

Dear Ms Westwood,

**Land at Higher Standen and Littlemoor Farms (Setting of Standen Hall), Pendleton, Clitheroe, Lancashire.**

Thank you for informing the Georgian Group of a proposal to construct 1,040 dwellings together with business, retail, and community facilities on a large site adjacent to the GII\* listed Standen Hall. The Group's Casework Panel have now had the opportunity to discuss the scheme and have asked me to forward the following brief initial comments upon it.

30/11/2012

The Georgian Group has considerable reservations regarding the principle of a large scale development in close proximity to this GII\* listed country house. Such a development is likely to have a considerable and detrimental impact upon the setting of a number of listed buildings including Standen Hall itself, and may potentially have an impact on the long-term future viability of the GII\* house and its gardens as a coherent entity.

Standen Hall is a substantial multi-phased GII\* listed country house. Although probably of c15th origins it was largely rebuilt around the year 1757, and now faces south-east over a later eighteenth, or early nineteenth century park. Whether the earlier house faced in the same direction, or towards the town is not entirely clear from the documentation provided. A drawing room wing was rebuilt c1848 and a billiard room added c1876. The c1757 rebuilding has been attributed to Timothy Lightoler, and the c1848 work to Webster of Kendal. The house is approached from Worston Road via a handsome beech lined avenue, whilst to the north east is a further belt of trees. Beyond the tree belt is a substantial mid to late nineteenth century estate farmstead and an area of what is presently pasture land containing mature trees and hedgerows. The designed landscape surrounding the house is a multi-phased one, which retains elements from several centuries of landscaping works.

As the site has been occupied by an important dwelling since the c15th it is probable (if not likely) that the proposed development site retains either remnants of planting or archaeological remains from pre-nineteenth century landscaping schemes. The documentation provided however fails to provide a comprehensive overview of the historic development and significance of the designated and non-designated historic assets which this scheme would affect. The Group is concerned to note the absence of a detailed study of estate maps and other records which may shed light on the pre-nineteenth century history of the Standen Hall complex and its setting. We must advise that the documentation provided does not meet the requirements of paragraph 128 of the NPPF which states that 'in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting.'

The information on the visual impact of the proposed development upon the setting of these heritage assets is also inadequate. Any assessment provided must give an overview not just of the impact of the proposed development on views from public rights of way, but upon views to and from each heritage asset, and upon their visual relationship to each other. The Georgian Group is sceptical of the proposition that the existing tree belt is capable of providing a long-term all year round visual buffer between the GII\* house and its gardens and the development site. We also note that no explanation has been provided as to how this buffer is to be maintained.

In addition to its visual impact on designated and non-designated assets, the proposed development may have an impact upon the long-term viability of Standen Hall as a single dwelling (which arguably must be regarded as its most sympathetic use), and therefore upon the future of the gardens and ancillary structures which immediately surround it.

*Summary of Advice*

The Group has considerable reservation regarding the principle of constructing such a large-scale development in close proximity to the GII\* Standen Hall. If the applicants wish to pursue this proposal they should be required to produce a thorough appraisal of the historic development and significance of those historic assets affected by the scheme, and their wider setting. Such a study should include both designated and non-designated assets and adhere to the guidance contained within relevant English Heritage guidance documents. This assessment should be supplemented by a detailed evaluation of the impact of any proposed development upon these assets. We must strongly question the applicants claim that the documentary evidence they have provided is more extensive than required given the proportionate approach advised in the NPPF; in the opinion of the Group basic questions regarding the significance of the various historic assets affected and the potential impact of any proposed development upon their significance remain unanswered.

Yours Sincerely

James Darwin

(Senior Caseworker)



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