

STATEMENT OF SIGNIFICANCE
Including Heritage Impacts and Mitigation Assessment
Moorcock Inn, Waddington Fell, BB7 3AA

For

Mssrs A & S Thornber
c/o GHA (Gary Hoerty)
6-8 Church Street
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Rev. E. For Issue 12 April 2013

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CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

320130394P

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PREAMBLES

a) Purpose of document

Mrs A & S Thomber have commissioned Jubb and Jubb Ltd., Chartered Surveyors and Historic Environment Consultants, Regulated by RICS, to prepare an updated statement of significance in accordance with NPPF (National Planning Policy Framework), English Heritage Guidance (Understanding Historic Buildings, A Guide to Good Recording Practice – Part 1 Para 4.5.1 – Level 2 Recording) to include Heritage Impacts and Mitigation Assessment for the site known as Moorcock Inn. The purpose of the document is to inform the LPA about the heritage significance of the asset during decision-making for development management purposes.

Specifically, the applicant has been advised by the Local Planning Authority that parts of the site may have historic significance and this requires further investigation, although the findings of the previous heritage statement did not draw this conclusion. That statement is appended as is the varying advice from RBVC.

A site inspection has been undertaken on the 18 March 2013; the focus of this inspection was to establish the extent and nature of survivals of historic fabric and dateable details. Desk studies have included an examination of previous data and opinion, the building control records, photographs and historic maps to establish the likely sequence of events, and to inform the weight to be given to each kind of evidence in decision-making. Archaeological interest is not considered in this report as it is excluded from previous reports by both the LPA and Applicant.

K L Jubb, the lead consultant on this assignment, is a full member of the Institute of Historic Building Conservation and Fellow of the Royal Institution of Chartered Surveyors. She is Accredited by the RICS as a specialist in Historic Building Conservation and Chairman of the RICS Building Conservation Forum. She is a qualified expert witness and former English Heritage Historic Environment Adviser. Her CV is appended.

b) Client

This report is confidential to the client for use only for the purposes for which it has been commissioned.

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1.0 Generally

- 1.1 Moorcock Inn is located on Slaidburn Rd (Formerly Tittlington Brow) North of Waddington, Lancashire OS Grid Reference: SD 71987 46618.
- 1.2 The property is a large derelict public house with accommodation to the rear and upper floors, with some historic fabric dating from before 1847. The front elevation is masonry with planted timber panelling. Other elevations are painted rendered masonry. It is believed that when the front range of the building was extended between the wars and later rebuilt following a fire in 1976, a substantial amount of architectural salvage materials were used, which have been differentiated in this report to avoid any confusion to the record. Internally, the building has been subject to extensive alterations and additions, most notably the addition of the dance hall and accommodation block to the rear.
- 1.3 The building is not listed or within a conservation area. The building has no statutory or local heritage asset designation. The building is situated within the Forest of Bowland area of outstanding natural beauty.

2.0 Historic Significance and Values - Use, Fabric and Setting

- 2.1 The 1847 map show a typical linear farmhouse – barn plan building on the site (which we refer to in the footprint analysis as Range A). The name appears as 'Moor Cock' on the map. As there is no reference to an inn or public house, one might suggest that the building could have been in domestic or agricultural use at that time.
- 2.2 The 1890 map shows the name changed to Moor Cock (P.H) suggesting that the building was, by 1890, in use as a public house. Maps show what also appears to be a paddock or pound to the north. (Farmers moving livestock in the traditional way may have used a secure pound on overnight journeys to or from markets in Clitheroe).
- 2.3 The 1909 map shows the name changed to Moorcock Inn and the paddock or enclosure at the rear is no longer shown. A single storey outbuilding is shown to the rear (as shown in image 5 of Appendix B), which is clearly ancillary to the main building and traditionally-built from stone and slate. There is also a lean-to on the east side of the building, possibly to provide travellers with cart storage. Image 5 of Appendix B we believe could be dated between 1890 and 1909 by tallying the name of the building in the photo to the map regression. This image also shows that the east road-facing section (referred to in the footprint analysis as Range B, as not yet being built).
- 2.4 The photograph dated 1925 shows Range A altered: The rear single-storey shed facing the road had been replaced by a two-storey building, with a chamfered south-east corner – Range B. The barns to the west had been extended with a two-storey bay in linear form.

- 2.5 The map dated 1955 shows a further two-bay, two-storey, double piled, extension to the west of Range A – Range C. This large bay was extant at inspection and contains a dining room and kitchens to the rear with the “Honeymoon Suite” above; only parts of this range at ground floor survived the fire in 1976.
- 2.6 Much of this bay (westerly two-storey bay pre 1955) is constructed in an inter-war interpretation of the ‘Jacobethan’ style, introducing mock half-timbered gables and various stylisations to lend a period appearance to the property. This stylisation was subsequently been adopted for the entire south-facing façade, and poorly reinstated in 1976 following the fire. The look was achieved using architectural salvage materials which have been post-dated by inscription to 1933 and further confuse the architectural record. In architectural terms, it is considered poor practice to use or perpetuate this approach to styling unless it has been carried out to a very high standard, or within an appropriate context.
- 2.7 Image 7 of Appendix B shows that much of the oldest part of the building, Range A, was destroyed and then rebuilt following a fire in 1976. The Building Control Officer’s inspection notes are appended showing that all of Range A was lost above ground floor level, and more than 50% of the walls were lost at ground floor level. Much of that which remained was unstable and had to be demolished and rebuilt or repaired. During our inspection of Range A the historic fabric could not be identified with any certainty. The plan appeared to be much extended and altered to accommodate the requirements of post war pub and hotel use, and to mitigate the losses of historic fabric to fire. In fact, the only evidence present at inspection to suggest that any fabric which pre-dates 1847 may remain is the apparent thickness of the walls to parts of the ground floor (less than a third of Range A). Even these have been much altered with modern

plasters, padstones to bear pairs of steel beams, and the formation of wide openings to the point where the remaining walls are little more than piers in places.

2.8 Although these potential remnants of historic fabric could have been conserved in previous schemes, which have gained planning approval (3/2012/0356/P), the on-going conservation in-situ of these elements is difficult to justify in policy terms. In NPPF Chapter 12 Para 134, the first leg of any determination should be whether the proposed development causes substantial or less than substantial harm to the heritage values. As the applicant wishes to argue that because the heritage values are very low, the harm, by definition, cannot be substantial, and must be considered less than substantial. The second leg of paragraph 134 advises that less than substantial harm should then be weighed against the public benefits. In this case, the extant approval 3/2012/0356/P offers little public benefit in terms of heritage protection because the remains of any historic fabric (pre - 1847) are all concealed within the private house and not available for public view or enjoyment of any kind, even by the owners. The external parts conserved in that scheme preserve the appearance of the building as a 1930's mock-Jacobethan pub. This is also of marginal public benefit, as it is both so incongruous and poorly executed as to detract from the overriding interest of the area as an ANOB, or interpretation of the sites former (and essential) historic value, as a traditional barn-farmstead.

2.9 The quality of the 1914 and 1930 maps are poor and show little change to the building. By 1955 there appears to be a side extension and the chamfered cornered building (Range B) extant. In fact, Image 2 at Appendix B is dated 1925 and also shows Range B as extant. It is fair to conclude, then, that the single storey range to the rear of the old farmhouse (Range A) was demolished and Range B was constructed between 1909 and 1925. This observation is wholly consistent with the observations made on site.

- 2.10 The Local Planning Authority's heritage adviser (in pre-application advice on 9 January 2012) suggests range B is 19th century and could have been a toll house because it has a chamfered quoin. This observation is inconsistent with the dating evidence (photographic and mapping). We therefore find the subsequent advice in the LPA's planning committee briefing of 31 October 2012, advising that "Total demolition ... is considered to be inappropriate and unjustified" to be poorly drawn and not consistent with the dating evidence.
- 2.11 Although all the skirtings and windows to Range B have been modernised, we observed that the floor joists are machined softwood, to early C20th proportions; the boards are tongue and grooved machined softwood and the walls are rendered masonry. These construction details appear contemporary to first build and tally consistently with the map and photographic evidence, to enable confident dating of the building as early C20th, and specifically inter-war.
- 2.12 The 1975 Building Control plans show the site largely developed to include a ball room. This is in keeping with the post-war vogue for Inns to provide conference and event hosting facilities. The inter and post war accretions in plan form are referred to as Range C in the footprint analysis. Planning permission has been granted in 3/2012/0356/P for demolition without record of all post war accretions in Range C.
- 2.13 On the wider site there are fairly good examples of stone boundary walls, which lend character to the area, and which pre-date 1847. The stone built shed in the grounds south of the quarry access road is modern but not harmful to the character of the landscape. Image 2

at Appendix B also shows a timber garage on the quarry access road and the attached barns apparently in use as workshops, so the use of ancillary domestic buildings on the site is well established.

3.0 Sustaining the heritage values - Heritage impacts and mitigation assessment

3.1 English Heritage Principles of Selection - Commerce and Exchange Buildings April 2011 states - *'Most commercial buildings post date 1840. Many other commercial building types – offices, pubs, shopping arcades, departments stores, and hotels – are largely nineteenth-century creations. Because they survive in such large numbers and were subject to a high degree of standardisation, selection for designation needs to be very discriminating'*.

3.2 Although the LPA's pre-application advice 9 January 2012 suggests that *'further work should be done to establish whether it [the site] has provenance as a designated asset'*, it is our opinion that this building, or any part of it, could not be considered for a national designation or statutory protection on the grounds of architectural or historic interest for the following reasons:

- The building itself, and the ranges are not especially typical or a-typical and therefore not instructive to future generations of any themes or mores. They lack evidential value.
- The loss of historic fabric to Range A is so substantial as to have removed any historic interest. Moreover, the subsequent alterations are of varying quality and are architecturally and historically confusing. For instance, the imposition of half-timbered gables and jetties is a corruption of the plain, lime-washed Lancashire farmhouse façade that would have lent character to the area until it was re-modelled in the mid-twentieth century.

- The historic interest in Range B is minimal – the building is apparently inter-war, and is much altered with the joinery, fireplaces and purpose all lost under modern accretions. The historic fabric we observed, which is contemporary to the build date, is all concealed, and somewhat everyday; it is material which survives in over a fifth of British buildings – i.e. machined softwood floor joists, tongue and grooved floorboards, lath and plaster ceilings.
- The use of the building as traveller accommodation was not sustained for more than about a century, and during that time, the use has lent little social value to the area of the building, even by association.

The LPA has (contrary to its own advice first given in January 2012) later upheld this opinion at the Planning Meeting on the 31 October 2012 by referring to the site as a non-designated heritage asset.

3.3 In considering whether the building has local or contextual value, we have considered the English Heritage Guidance on Local Listing (May 2012). We note that this guidance was published after the advice of the LPA regarding local listing and this guidance therefore applies in this case. One should take into account that every pub and inn has social value, often highly cherished by the community. We saw relatively little evidence of this type of value in examining the Moorcock. The passing trade of tourists to Forest of Bowland would have been adversely affected by the location (other hostelries are better-placed, or within settlements with regular community use) and lack of architectural or historic merit. Trade was sustained through hosting wedding-parties and this was dependant on the functionality of the modern rooms and ample parking. In the context of pub closure, CAMRA reports a rate of 18 per week nationally, the sustenance of the current use has proved impossible, and therefore any application of the local designation would inevitably entail further substantial change to the meagre survivals, as upheld in the LPA's decision in 3/2012/0356/P.

3.4 The good practice guide for Local Heritage listing suggests that in designating local lists LPA's should adopt published criteria. This LPA has no such list or adopted criterion but we have nevertheless tested the site against the suggested generic criteria to inform opinion as to whether the LPA's suggestion of designation of the Moorcock Inn in planning decision-making as a locally-designated heritage asset is reasonable. The analysis below suggests not.

Criterion	Boundary Walls	Range A	Range B
Age	Before 1847	Less than 30% of extant ground floor walls could be pre-1847. Some ground floor possibly interwar	Mid-C20th much altered with some architectural salvage.
Rarity	Not rare	Not rare	Not rare
Aesthetic value	Good	Poor – impaired by modern accretions	Poor
Group value	Good	Not evident	Derives from range A which is itself impaired
Evidential value	Good – mapped at 1847	Poor – much impaired by use of architectural salvage. Dating 1933 poorly supported by document evidence.	Poor – modern details obscure evidential value
Historical Association	None	Salvage - none	None
Archaeological Interest	Not considered	Not considered	Not considered
Designed landscape	None	None	None
Landmark Status	N/A	N/A	N/A
Social Value	None	Poor	Poor

3.5 In addition to recognised and rational selection criteria, the adoption of local lists also requires a transparent ratification procedure within the LPA Local Plan policy development functions. This procedure has not been commenced by RVBC. Guidance suggests that the status of a non-designated heritage asset is likely to carry less weight as a material consideration within planning decisions if it has been applied without due process or is unjustified. Indeed, although specifically referring the processes LPA's should follow in designating Conservation Areas, NPPF Chapter 12, para 127 warns LPAs about this principle – “that the concept of conservation is devalued through the designation of areas that lack special interest.”

3.6 In terms of understanding and sustaining the building's significance, we concluded that neither local nor national designation are viable options and that, given that re-use of the site is proposed and largely permitted, recording would be the most effective measure following the advice of NPPF Chapter 12, Para 141.

4.0 Summary

4.1 The building is undesignated, locally or nationally.

4.2 The building can be considered in three ranges.

Range A

The South-facing former farmhouse-barn (Range A) pre-dated 1847 and was historic but was almost entirely lost to fires by 1976. The remnants of the historic form are no more than a third of the ground floor walls but we have been unable to confirm that any historic

fabric from before 1847 survives as these remnants are much altered and, according to the Building Control records, quite possibly rebuilt. These are therefore do not lend themselves to re-use or interpretation of the heritage values, even with substantial repairs and reinstatement. The architectural, evidential and historic value of this range is much corrupted by the modern accretions and the inappropriate use of architectural salvage items. The elevations of Range A are much altered and are inappropriate to the historic form of the building, to the point of being harmful to the character of the surrounding protected landscape. The building is redundant and in poor condition. Re-use in the passing is use is accepted as not viable.

Range B

Dates from between 1909 and 1920 and replaces a smaller single storey outbuilding. The materials and styling are plain. Little historic fabric survives internally other than to floors joists, floor boards and lath and plaster linings. The surviving elements provide little historic or architectural interest and, as they are mostly concealed, lend little to the overall interpretation of the building as a historic entity. As the marginal historic interest of Range B mostly derives from it's relationship to Range A, retention of Range B is not in our opinion justified in the absence of Range A. The LPA suggestion that the purpose of the this range was as a former toll house is excluded by the dating evidence, as toll houses had fallen out of use about 50 years before this building was erected. Moreover, the LPA's suggestion of a nineteenth-century build date for this range, and subsequent advice to the Planning Committee is firmly contradicted by the evidence. After analysis of the evidence, we are content with a date of circa 1920.

Range C The post war range is not of historic or architectural interest

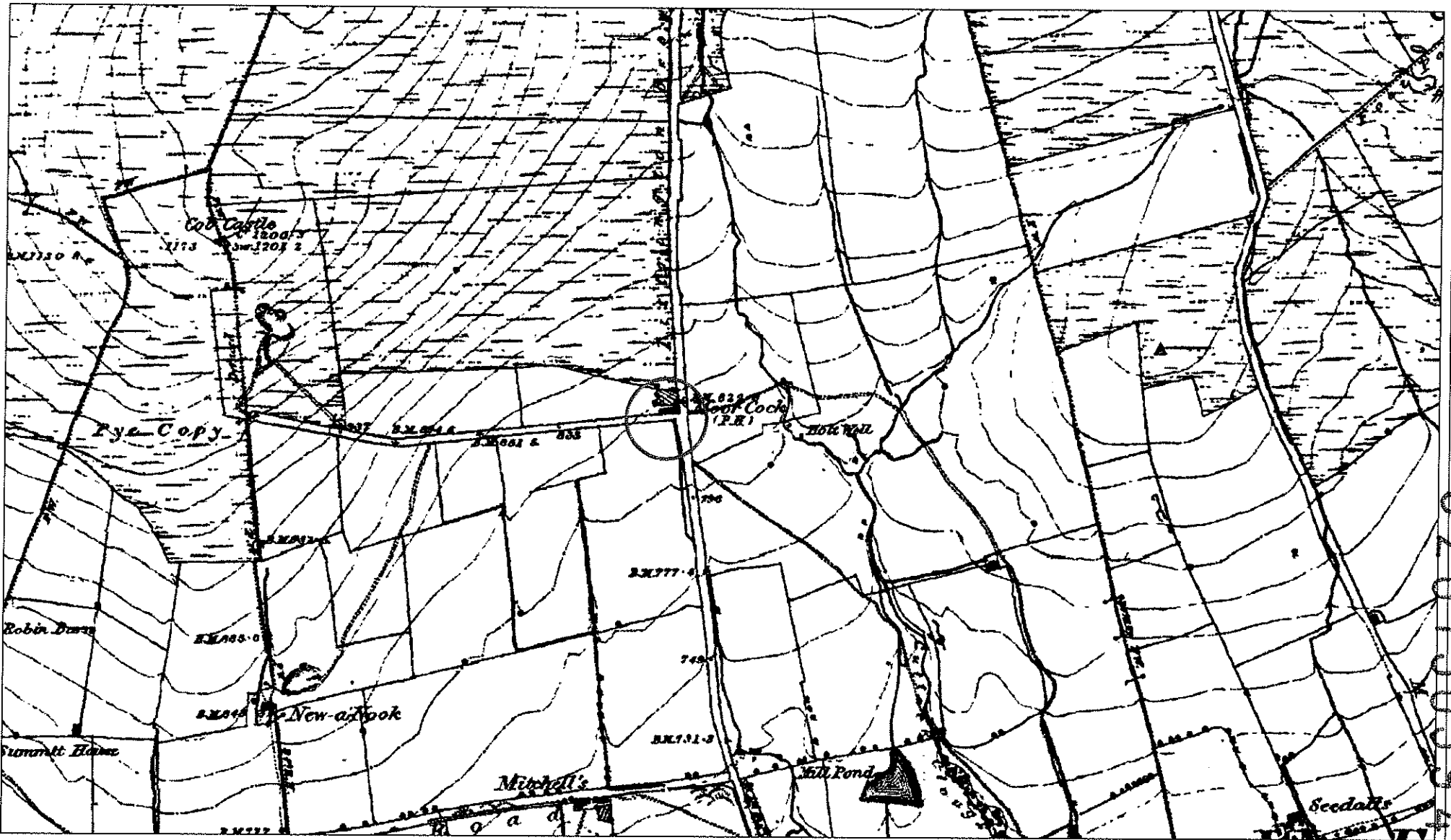
- 4.3 The boundary walls are not unusual but worthy of retention as having heritage value as they are historic, intact and contribute positively to the character of the landscape. The modern stone shed is not harmful to the character of the landscape.
- 4.4 There is little to recommend the building ranges A to C for protection, re-ordering or re-use. Therefore the conservation of the heritage values for this site, in our opinion, is best undertaken by
- Recording the buildings to level 3 prior to demolition and offering the record to Lancashire's HER.
 - Conserving in-situ boundary walls and outbuildings where these contribute positively to landscape character.

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Appendix A
Moorcock Inn

Appendix A

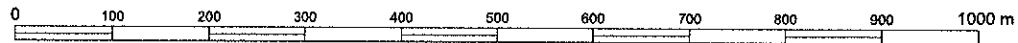
Moorcock Inn 1890



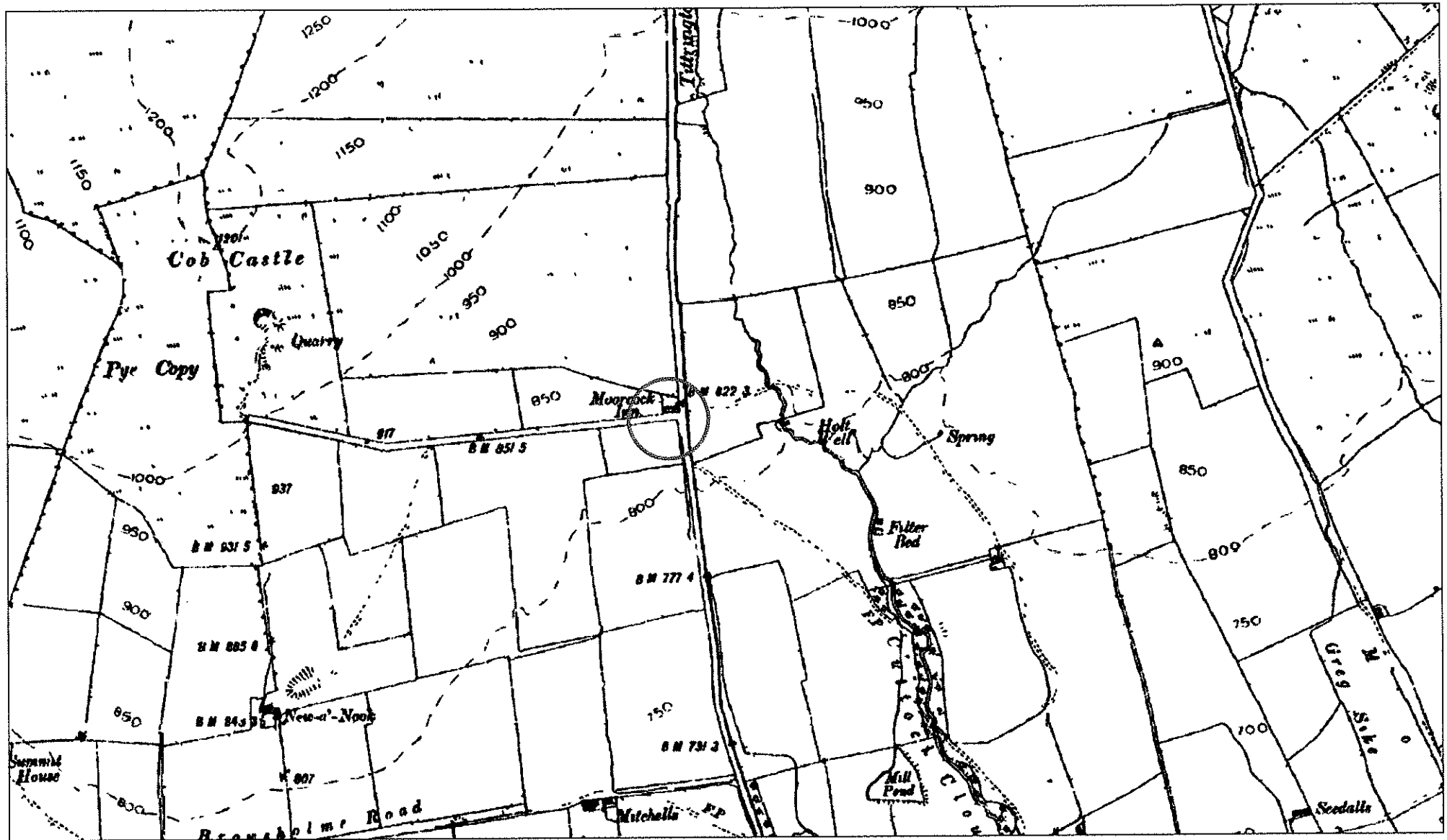
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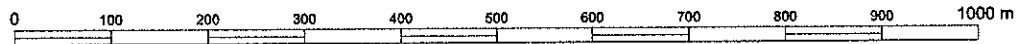


Moorcock Inn 1909



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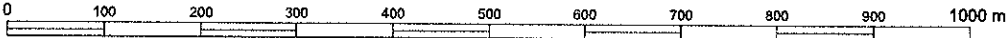
Moorcock Inn 1914



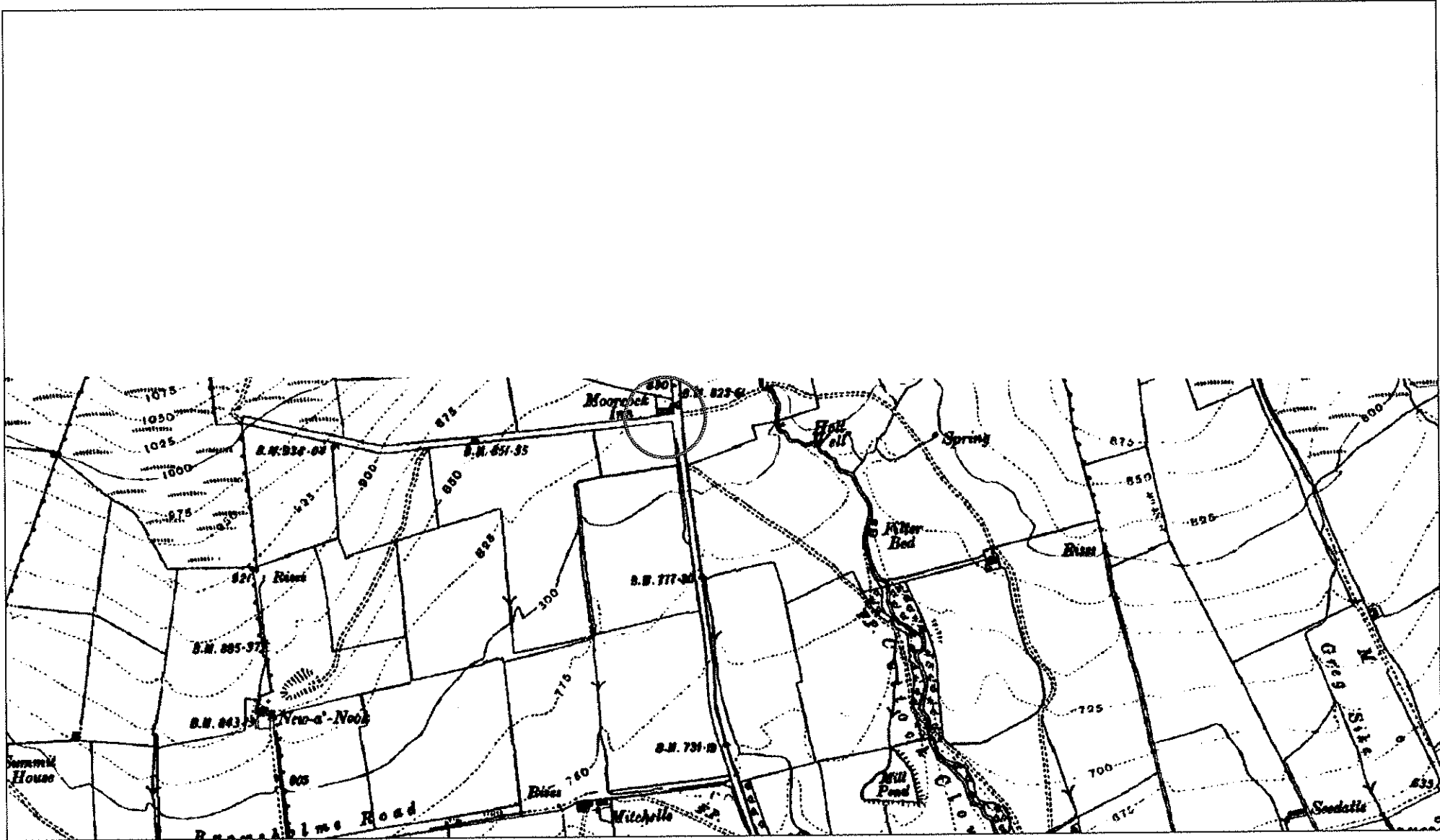
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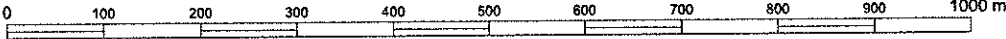


Moorcock Inn 1930

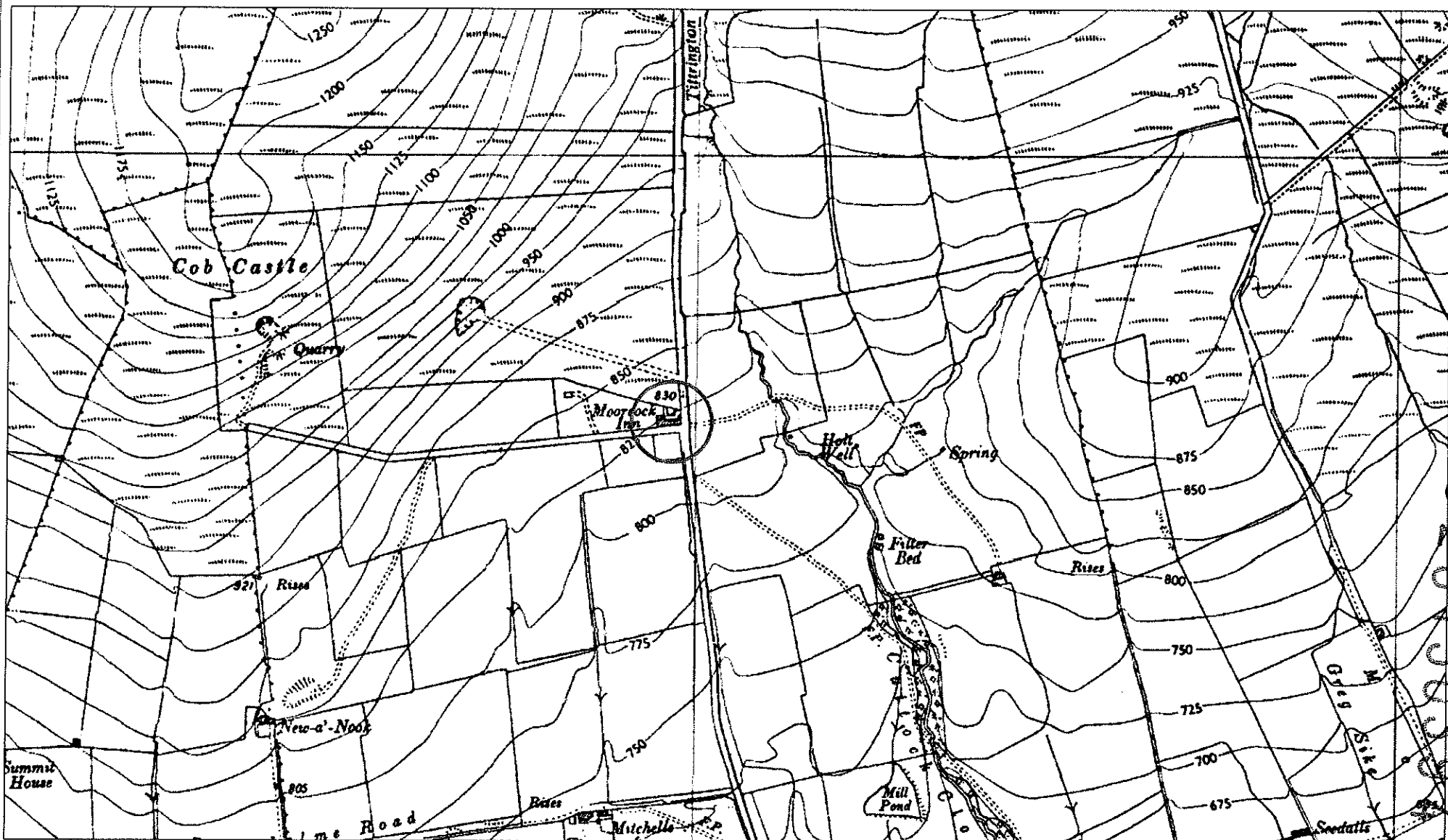


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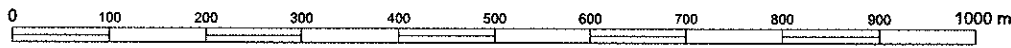
Moorcock Inn 1955



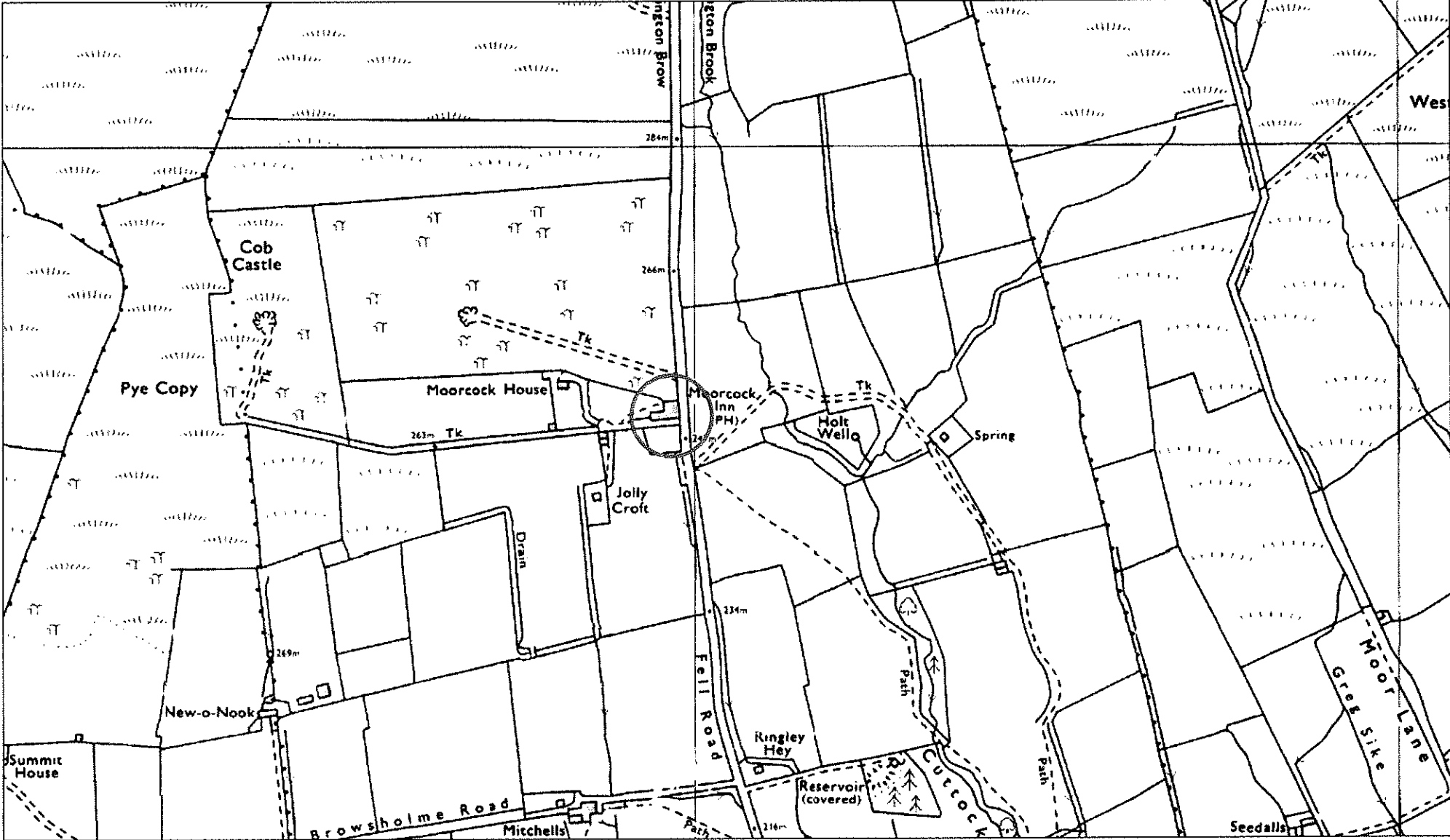
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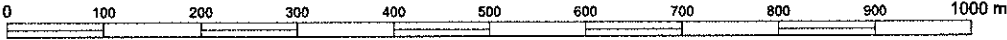


Moorcock Inn 1972



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Appendix B
Moorcock Inn

Appendix B

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CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

HERITAGE ASSET STATEMENT
IN RESPECT OF

**THE MOORCOCK INN, SLAIDBURN ROAD,
WADDINGTON, CLITHEROE, BB7 3AA**

ON BEHALF OF:
MESSRS S & A THORNBER

Prepared by:
Our Client:
Our Ref:
Date:

K J Thomas
Messrs S & A Thornber
Tho/190/1484/KJT
August 2012

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HERITAGE STATEMENT

1. **Planning Policy Context, National Planning Policy Framework.**
 - 1.1 NPPF States in annex 3 that PSS5 'Planning for the Historic Environment' is now replaced by the new planning framework.
2. **Assessment of the Heritage Asset**
 - 2.1 The building now known as the Moorcock Inn has evolved over many years in terms of its use and its appearance. The original buildings on the site were used for farming purposes. A copy of a map extract from 1847 shows the property alongside Slaidburn Road North of the village of Waddington. The property is simply known as 'Moor Cock' at this time and there is no reference to it being an 'Inn'. See *image 01*.

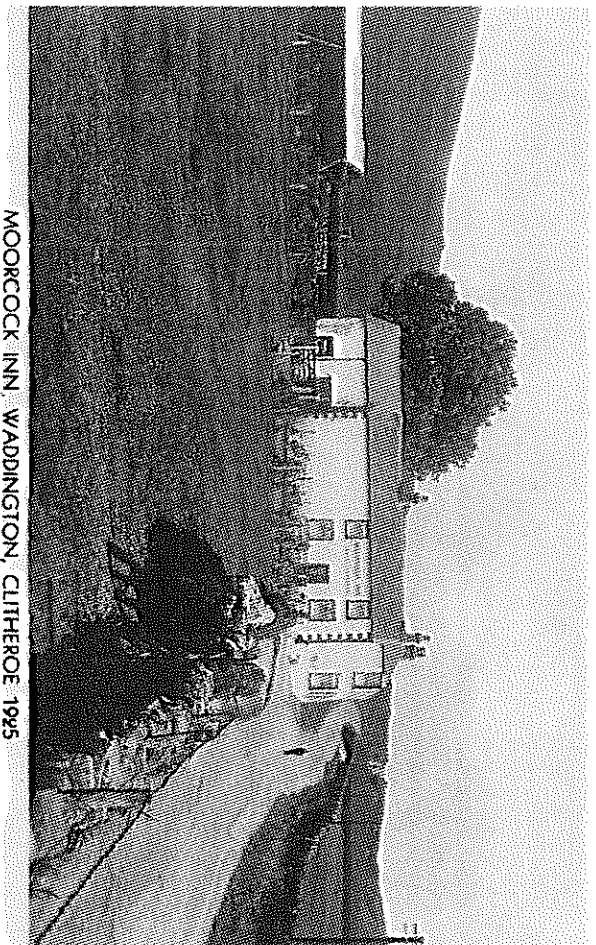
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Image 01



2.2 The buildings at this time are believed to have been used as a farm dwelling with some accommodation for animals and with potentially a hay loft above. An examination of the photograph which shows the front elevation of the Moorcock Inn (taken circa 1925) shows the Inn with distinct quoin stones at each end of what may have been the original building. This building is likely to date from the early half of the 19C. or from the late 18C. It should be noted that there is no fenestration within the left hand side of this section of the building. It is suggested that the use of the area behind this area was used for farm storage or keeping animals inside in poor weather. Also it is likely that the first floor area of this section of the building was used as a hay loft or similar. See image 02.

Image 02.



2.3 The buildings appear to be largely unchanged in plan form between 1847 and 1909. The name of the buildings has changed on the map to become 'Moorcock Inn'. See *image 03* which shows the map from 1909. *Image 04* shows a part of a gable end of an extended building where the asset was clearly designed for use for agricultural purposes. A fork hole is visible high up in the gable and a small door and window consistent with agricultural use are evident on the south facing elevation.

2.4 A photograph believed to be taken in the early years of the 20C shows the building being used as a public house. It is at this time kept by a licensee one Mr Henry Hargreaves Pye. The original house was a central entry house and probably consisted of a room either side of a corridor with a kitchen and ancillary rooms behind. There is no evidence of this suggested form in the building as it now stands. There is a small outbuilding to the side and rear of the main building and a covered area to the side, possibly for cart storage. See *image 05*.

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Image 03.

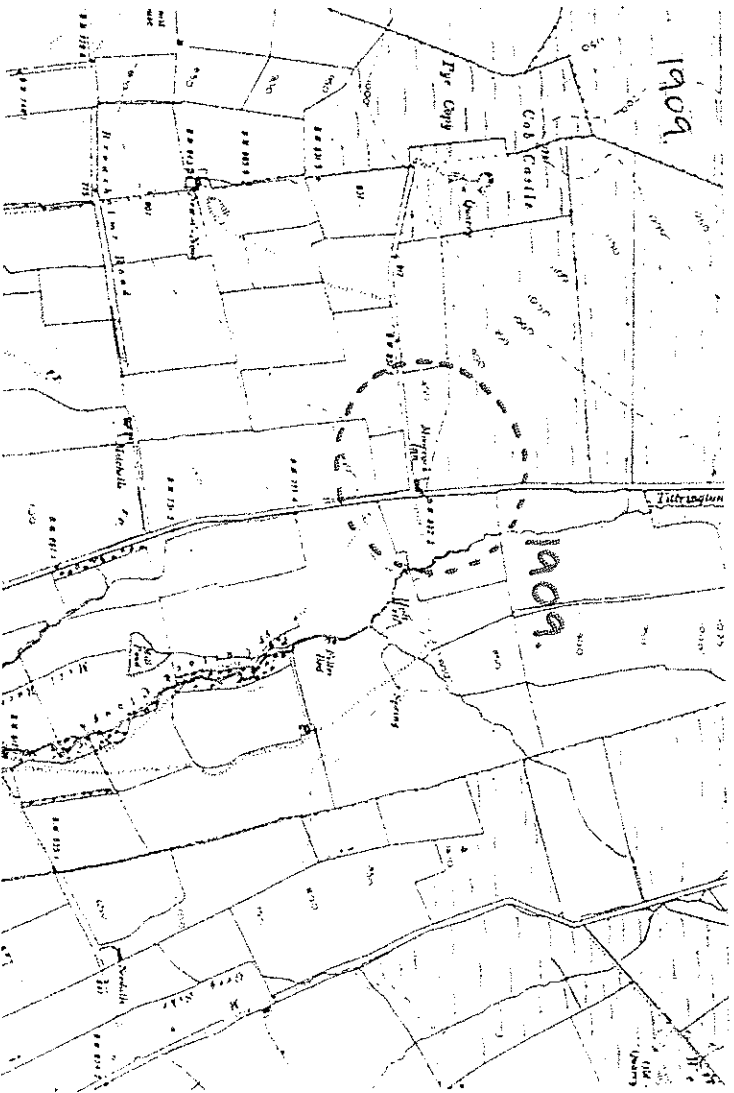
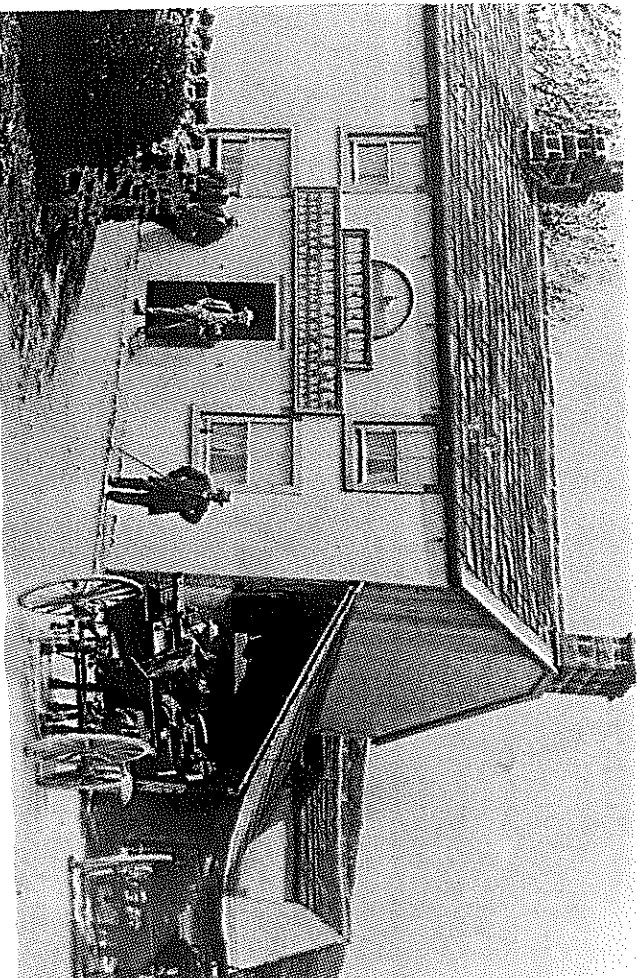


Image 04.



Image 05.

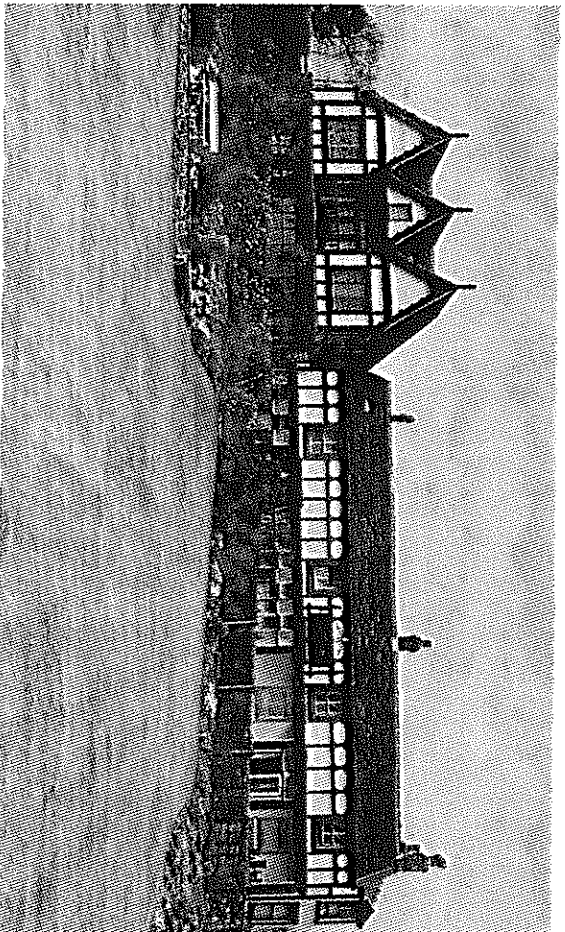


2.5 Image 02 which has been referenced earlier (and is of a later date than Image 05) shows a two storey extension at the rear and to the right hand side of the front elevation probably reflects a time when the 'inn' extended it's potential to accommodate guests in greater comfort. This image taken in 1925 arguably represents the beginning of significant change to the heritage asset and a growth of the economy between the great wars.

2.6 The building grew rapidly between 1925 and 1940 and a date plaque is present on the front elevation. This shows a date of 1933. The appearance of the building changed to reflect the fashionable home counties style of 'Tudorbethan' or 'Mock Tudor'. It was largely during the 1920's and 1930's that the style became popular. Numerous suburban properties in prominent locations (Road junctions) on the edges of a number of English Towns and Cities particularly in the South of England display such characteristics and were built when this style was in vogue. Tudorbethan or 'Mock Tudor' was considered by some to be a derogatory term where a new wave of design contrary to the arts and craft movement brought the watered down images of 'Merrie England' to many regions of the country. John Betjeman, Architectural Critic and poet famously derided the style. *Image 06* shows the style and the rapid extension of the building during this period.

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Image 06



MOORCOCK INN, WADDINGTON, CLITHEROE
TELEPHONE CLITHEROE 2330/1

- 2.7 The building appears to have remained in this style and form for many years until a later extension (probably in the mid 1960') with similar but inferior details was erected at the rear of the property. At a similar time a dance floor area was formed with a large flat roofed area above. This was an infill between the original 1930's form of the building and the 1960's rear extension which consisted of letting rooms on the first floor and toilets / bar area at ground level.
- 2.8 In the 1970's a fire gutted large areas of the first floor and damaged considerable parts of the ground floor areas. *Image 07* illustrates some of the damage. Large areas of the building were re-built following this and the majority of the building's fabric was rebuilt or altered in the mid 1970's as a result of the damage inflicted by what was a significant fire.
- 2.9 Walls within the original farmhouse and 'Inn' have been altered and removed over many years. The internal areas have been re-sculptured and remodelled and very little of the original fabric remains. The significant changes to the building have impacted considerably upon the integrity of the fabric.
- 2.10 *Image 08* shows the elevation facing south following the 1970's rebuild after the fire. It should be noted that the pattern of timber decoration is different to the original. Also, the main ridge of the property has been re-built and extended to form a junction with the roof above the three new gables on the left hand side of the building. The gables have been constructed at a different roof pitch and to a different proportion from those exhibited on the pre-fire building. The entire first floor and roof areas shown on this elevation have been re-built.

Image 07.

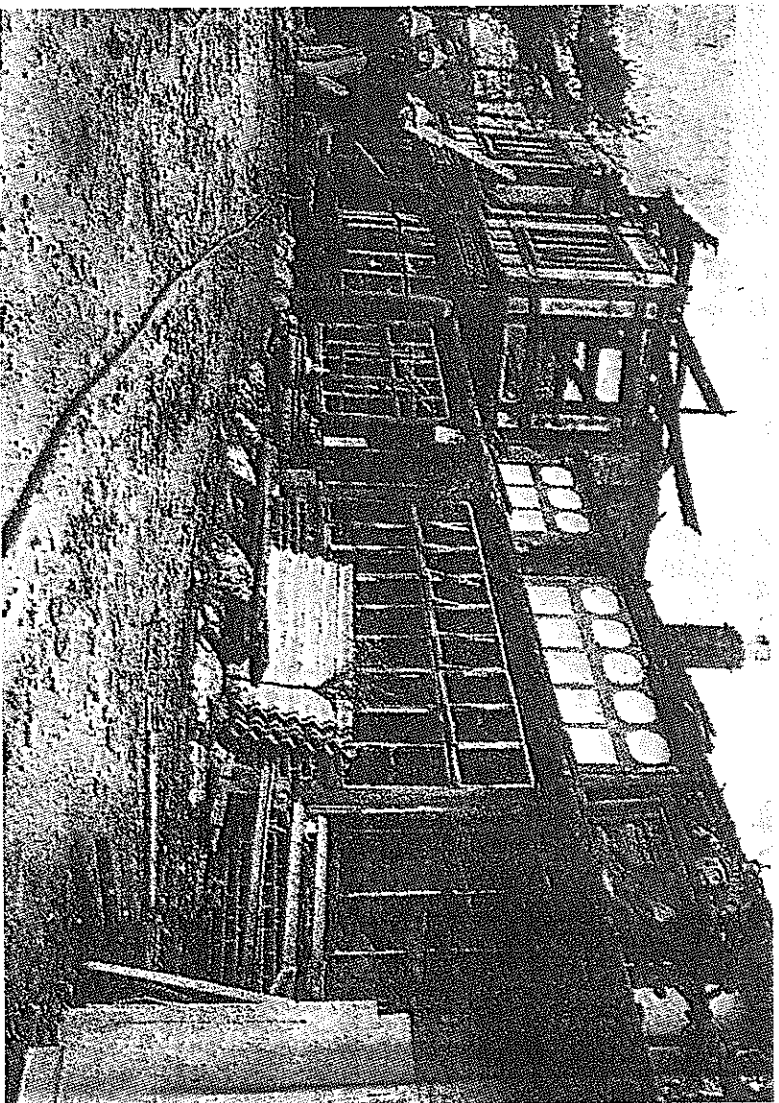
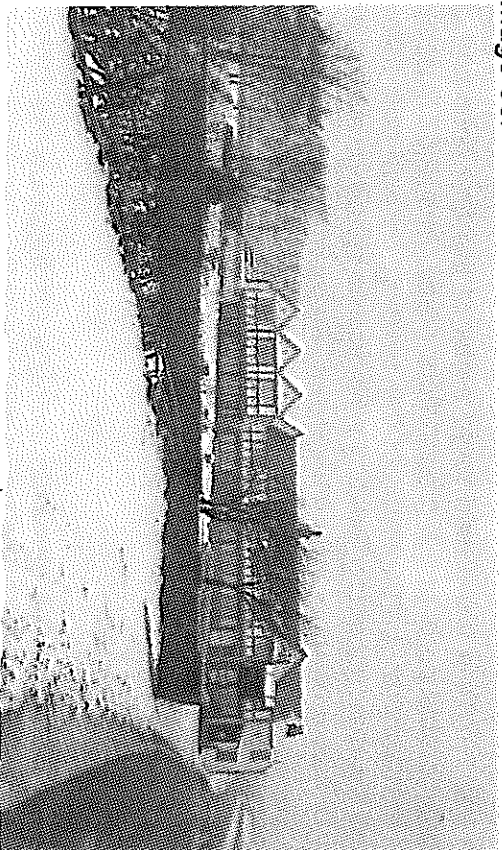


Image 08.



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3. Impact on the Heritage Asset

3.1 The proposed scheme will see the demolition of the existing group of buildings that comprise The Moorcock Inn and the construction of three large detached dwellings. The application site comprises a range of buildings which have been much altered and extended through its past, which include unattractive flat roofed extensions.

3.2 We are able to demonstrate within this Heritage Asset Statement, read in conjunction with other documents and plans that form the current planning application, that given the amount of changes made to the existing property, we consider that it holds little historical merit, and bares no resemblance to any features of the original buildings and is not worthy of retention. This was confirmed by the Council in the delegated file report for application reference 3/2012/0356, which proposed the conversion and redevelopment of the existing buildings into three dwellings, and was approved 3 August 2012, the appointed officer states in the report:

“Due to very little of the original building remaining, I do not consider that the proposal could be regarded as detracting from a non-designated heritage asset”.

3.3 In support of the above, we are able to provide evidence in the form of email communication between Colin Sharpe and Janet Dixon, sent as part of a pre-application enquiry made to the Council December 2010, in which the principle of demolishing The Moorcock Inn was agreed, the email concerned is attached at Appendix 1. This clearly demonstrates that the Council is in agreement with our opinion, that the existing property holds no historical merit and that the demolition of the existing group of buildings, to enable the site to be redeveloped with a residential use is acceptable.

3.4 We consider that the scheme for the construction of three new detached dwellings, gives the local authority the opportunity to improve the building stock within the borough, by allowing the removal of an existing group of buildings and the creation of three high quality properties, and as such we are of the opinion that this application should be looked upon favourably.

Signed.....Date.....

K J Thomas

For and on behalf of Gary Hoerty Associates

12. Having visited the site with me on 23rd December Adrian Dowd sent to me the following comments:

"I would confirm that the Moorcock Inn does appear from initial inspection to have some historic and architectural interest and would suggest that further work be done in accordance with English Heritage's emerging guidance on local lists to establish whether or not it has provenance as a 'designated asset' (see PSS5: Annex 2: Terminology). I understand that Blackburn BC have developed such a system of appraisal (see 'Local list selection criteria' within 'Heritage Strategy' of their website).

<http://www.communities.gov.uk/publications/planningandbuilding/pss5>

http://www.helm.org.uk/uploads/pdf/local_list.pdf?1325848037

There appears to be a number of build/conversion dates. The element adjacent the road incorporates traditional stone slate roofing, C19 stone surrounds, cast iron rainwater goods and has the general appearance of a former toll house (?). The middle section is in early C20 'Tudorbethan' style (exterior and interior) and has '1933' carved above the doorway. Chimney pots throughout the building are in traditional 'crown' style. Unfortunately, treatment of the rear of the building has been utilitarian."

Discussion

This proposal involves the consideration of several policy areas.

The first is the relationship of the proposal to the loss of an employment site as it is, or recently was, an active rural business. In relation to this, given that trading appears to have ceased on the site and no jobs are therefore apparently directly affected, an important consideration is whether any attempts have been made to secure an alternative employment generating use for the site, either as an Inn or other appropriate employment related activity, before any alternative uses for the site/buildings could be considered. Evidence regarding this would be required.

Its position within the AONB would place significant emphasis on any future uses being compatible with the conservation, protection and enhancement of the AONB. It would be for the developer to demonstrate this. This is also emphasised within policy H2 and conversion policies H15 to 17.

In considering specifically the housing proposal the relationship of DWLP policies G5 and H2 to national PSS3 also important.

Policy G5 would not favour such a proposal as a new development in such a location, even though it is arguably small scale, as it would appear to fail the tests of this policy. However PSS3, as more recent national policy, indicates that, in the absence of a five year land supply, as is the current position in the Borough, housing development should be considered favourably subject to a variety of issues outlined above (see 10). An important point here would be whether the site could be considered as sustainable and suitable and also be seen to use land efficiently and also be compatible with wider policy objectives. The site, given its isolated position, could be considered to be difficult to justify as sustainable or suitable as a site. However it is currently occupied by a complex of buildings which appear to be capable

Paragraph 55 therefore supports the reuse of existing buildings in isolated rural locations for residential use without any precondition that these should be made available in the first instance for commercial use. This therefore brings the relevance of saved Local Plan Policy

EMP11 into question. Notwithstanding this, the property has been marketed for nearly two years with no serious expressions of interest or offers for any use whatsoever, commercial or residential. In any event (as previously stated) a commercial use could be considered to be inappropriate for sustainability reasons. Nevertheless, if EMP 11 is to be considered, it has, in my opinion, been satisfied by the marketing that has been carried out.

The next consideration relates to the effects of the proposal on the existing building and whether or not the existing building represents a non-designated heritage asset. A Heritage Statement has been submitted with the application which details the history of the building as summarised below:

1. The building appears on an 1847 map as 'Moor Cock'. It was used initially for farming purposes.
2. A picture taken around 1925 shows the building having rendered elevations with stone quoins. It has a door and windows in the right hand side of the south elevation with no fenestration in the other half of that elevation indicating that it had originally been a farmhouse with an attached agricultural building. The photograph, however, also shows the words 'Moorcock Inn' indicating its change of use by that date to a public house.
3. The building grew rapidly between 1924 and 1940 and there is a 1933 date plaque on the front elevation. By this time mock Tudor timbers had been added to the elevations of the building.
4. The building appeared to remain in this style for many years until later extensions were built at the rear with similar but inferior details. At a similar time (ie probably the mid 1960s) a dance floor area was formed with a large flat roofed area above.
5. In the 1970s a fire gutted large areas of the first floor and damaged considerable parts of the ground floor of the building. Large areas of the building were rebuilt following this and the majority of the fabric of the building was rebuilt or altered.
6. Walls within the original farmhouse and inn have been altered and removed over many years. The internal areas have been re-sculptured and remodelled and very little of the original fabric remains.
7. A picture taken following the rebuilding after the fire shows that the pattern of the timber detailing has been changed and the main roof had also been altered considerably. The entire first floor and roof areas shown on the south elevation have been rebuilt.

The proposed development retains the best (the original parts) of the existing building. The pitched roofs are to be stripped back and re-clad with natural blue slates. The render and timber panelling of the existing external walls would be taken down and rebuilt, re-rendered and painted. In order to break up the appearance of the external elevation, a new random stone-faced section of wall would be constructed from external ground level up to ground floor window sill height. The fenestration would comprise timber casement windows and door openings that would be within stone surrounds. The proposal also incorporates the insertion of several roof lights, all of which would be of the conservation type with centrally fixed glazing bars.

Due to very little of the original building remaining, I do not consider that the proposal could be regarded as detracting from a non-designated heritage asset. On the contrary, the proposal would remove the worst of the additions and alterations and would enhance the appearance of the best part of the building that is to be retained.

The proposal also satisfies Policy H2 that allows the appropriate conversion of buildings outside settlement boundaries into dwellings provided they are suitably located and their PTO

such, the proposal would be contrary to saved Policies G1 and ENV1 of the Local Plan and ~~Core Strategy Policies DMG1, DMG2 and DME2~~

The Existing Building as a Non Designated Heritage Asset

A Heritage Statement has been submitted with the application in which the history of the building is described from its first appearance on an 1847 map. It was initially a farm dwelling with attached agricultural building, but appears from evidence within the Heritage Statement, to have become a public house at some time before 1925. Although considerably altered in more recent years, the building is still considered to represent a non-designated heritage asset.

Paragraph 135 of NPPF states as follows:

"The effect of an application on the significance of a non designated heritage asset should be taken in to account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

In relation to this building, such a balanced judgement was made in relation to the previous application, with the conclusion reached that the retention and enhancement of the best elements of the building was acceptable and appropriate. In the light of the advice in NPPF, the total demolition of the non-designated heritage asset, however, is considered to be inappropriate and unjustified.

Additional Matter

It is stated in the Supporting Statement submitted with the application that, in comparison to the approved development, this current application has been submitted as, in the agent's opinion, it is considered to be a much more viable proposition for the re-development of the site which, in a depressed market, he believes will have some prospect of coming to fruition. This does not, in my opinion, represent justification for granting planning permission for a development that is considered to be unacceptable and contrary to the relevant planning policies and guidance as described in this report.

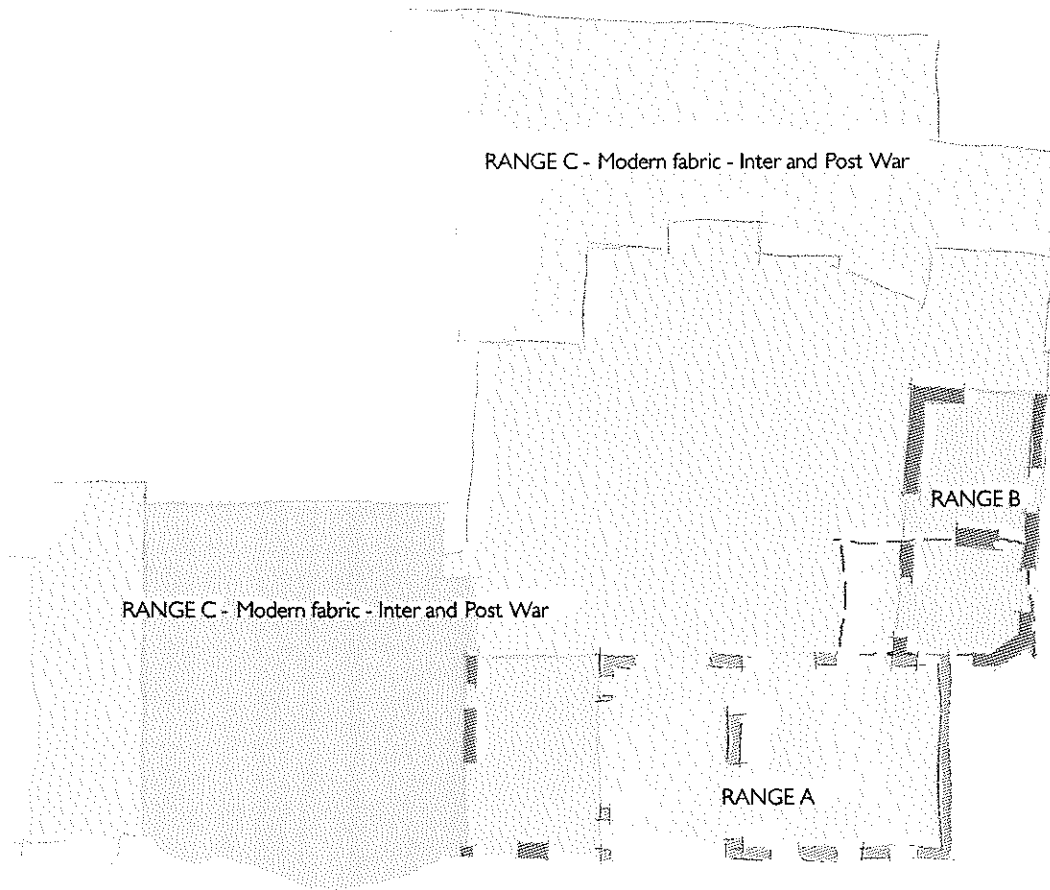
Conclusion

The proposal involves the total demolition of a non-designated heritage asset and the construction of three large detached dwellings (a net increase of 2 dwellings as there is a manger's dwelling within the existing building) on a site that is within the AONB and a considerable distance outside any settlement boundary. They are three very large dwellings that clearly are not intended "to meet a proven local need". Therefore, the development is unacceptable in principle as it is contrary to saved Local Plan Policy H2 and Core Strategy Policy DMH3. The total demolition of the existing building is considered to be contrary to Section 12 of NPPF 'Conserving and Enhancing the Historic Environment'. The proposal, by virtue of it comprising a group of three relatively large and relatively high dwellings would result in a development that is not typical of the immediate locality nor is it considered to be appropriate. It would represent an incongruous development that would detract from the local environment. The development would certainly not conserve and enhance the natural environment of the AONB as required by Section 11 of NPPF and also the relevant saved policies of the Local Plan and the relevant policies of the submissions draft of the Core Strategy.

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Appendix D
Moorcock Inn


Appendix D




KEY


RANGE A - Pre 1847


 Denotes footprint extant at 1850

 Dashed line marks outline of single storey barn


 Denotes maximum amount of potential surviving historic fabric pre 1850 (note walls demolished to at least 1st floor level, no joinery, fireplaces, internal walls or other elements survive)


RANGE B - Post 1909 and pre-1925

 Denotes footprint extant at 1925 (note 2 storeys, joists and tongue and groove boards survive. Windows skirtings fireplaces, etc. lost)

 Denotes potential surviving footprint pre 1925

RANGE C - Modern fabric - Post 1925 Inter and Post War

 Denotes footprint extant at 1955 (note some fragments of architectural salvage and not accurately dateable - some material could be pre-c18th but has been brought into site from elsewhere and redated - carved 1933).

 Denotes footprint extant at 1976 when most of building rebuilt following fire

Existing building footprint post 1975

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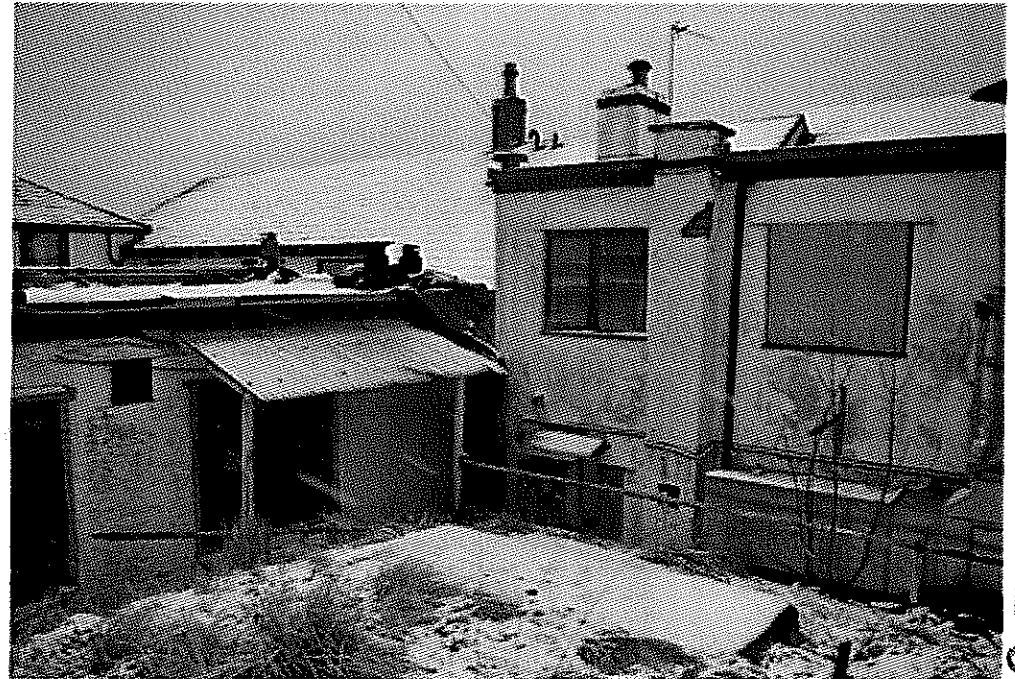
Appendix E
Moorcock Inn

Appendix E



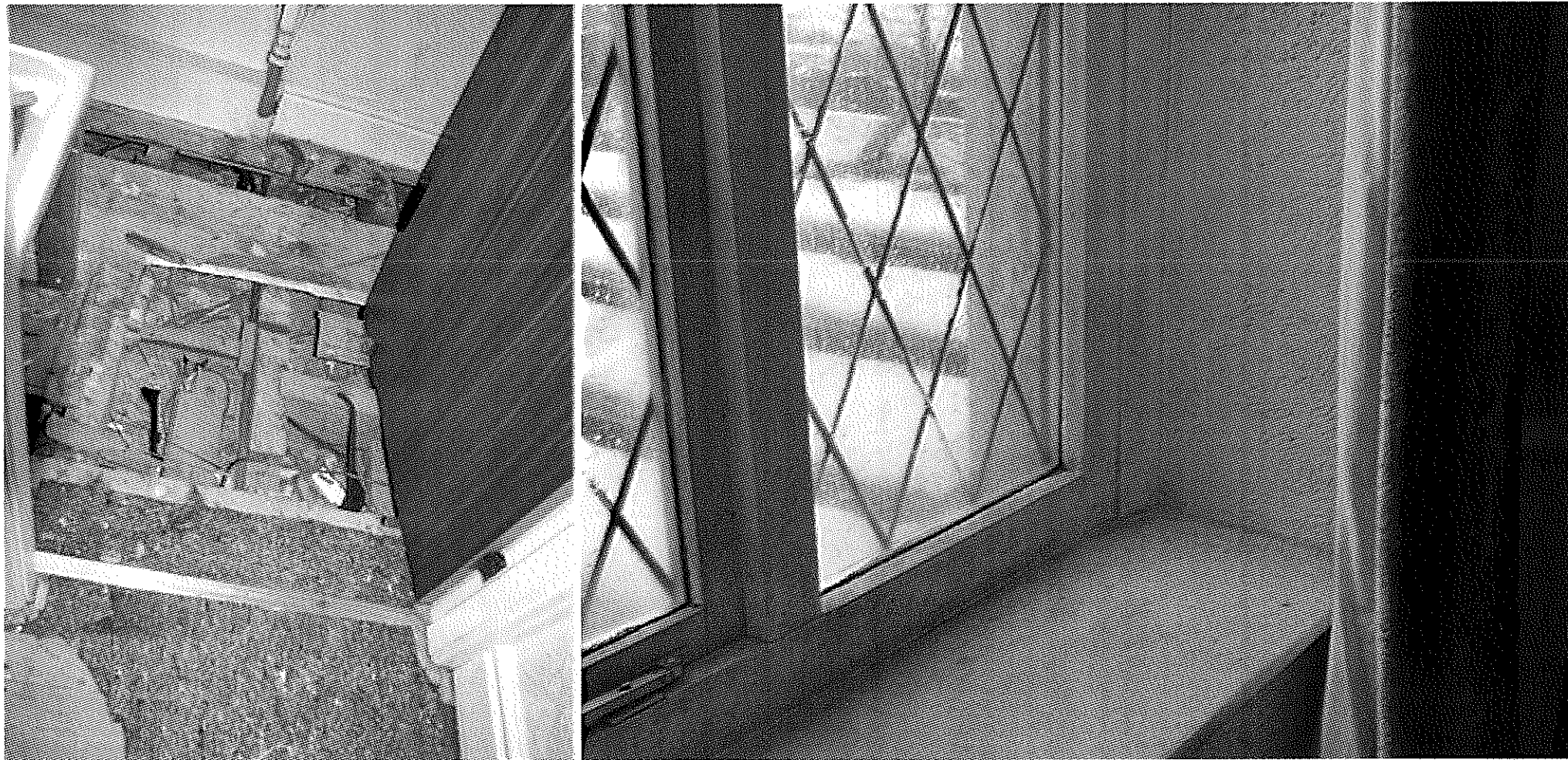
Moorcock Inn

P001



P002. P003

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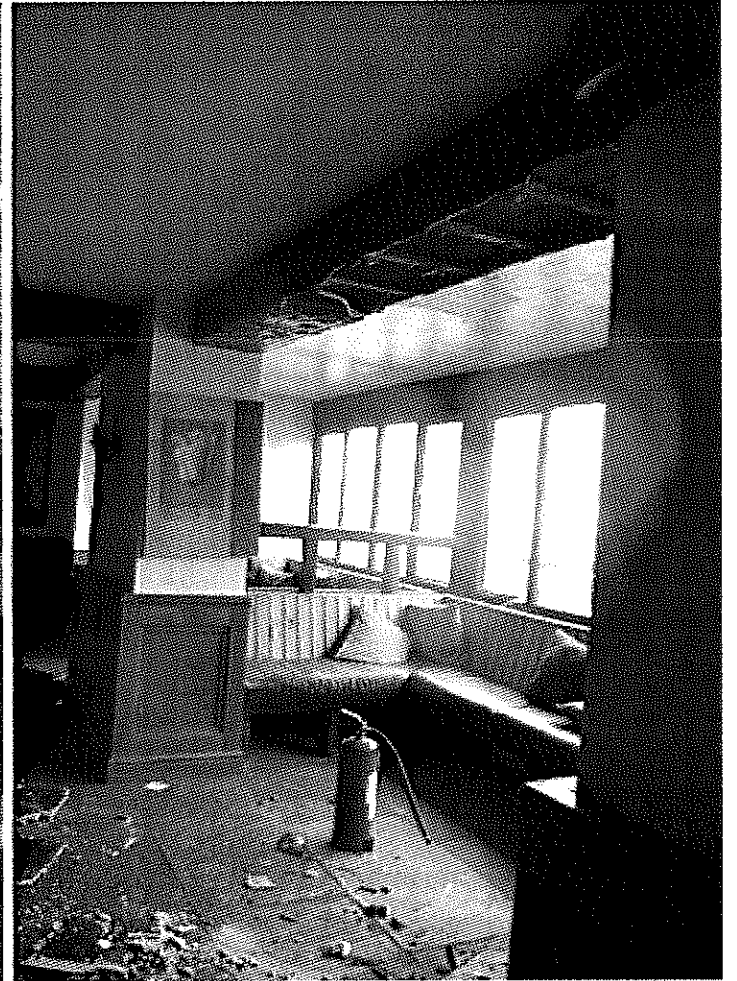


P004. P005



P006, P007

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Appendix F

Ribble Valley Borough Council

Note for file

Record of site inspection

date

time

name of officer

location of site

reason for inspection

findings

Visited the premises and it was seen that 50% of the water had been burned down to ground floor level. 4-15pm a further visit to the premises was made with Mr. A. Thompson.

It was noted that certain items of stone were left either collapsed or had been destroyed, exposing the weakness of some of the work.

The chimney stack on the northern gable appears it may have been disturbed and could become dangerous to the public using the highway in Street Westbury, Wincles.

The site agent was asked to carry out this chimney stack to be taken down to open roads for safety purposes.

action

23/04/96
Part gable taken down.

copies to

note compiled by

[Signature]

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Appendix G
Desktop References
Moorcock Inn

Ribble Valley Borough Council

Building control notices 1976 reference following rebuilding

Historic Maps:

1850 Title – 40182001 OS grid – SD64 Scale – 10560	1890 Title – 40182002 OS grid – SD64 Scale - 10560
1909 Title – 40182NW3 OS grid – SD64 Scale – 10560	1914 Title – 19047NW3 OS grid – SD74 Scale - 10560
1930 Title – 19047NW4 OS grid – SD74 Scale – 10560	1955 Title – SD74NW OS grid – SD74 Scale - 10560
1972 Title – 40182001 OS grid – SD74 Scale - 10000	

Reference materials:

CGA CAMRA Pubtracker <http://www.camra.org.uk/>

Historic Farm Buildings – Constructing the Evidence Base – Gaskell and Owen English Heritage Monograph 2003

Listing Selection Guide – Commercial and Exchange Buildings - English Heritage April 2011

Understanding Historic Buildings – A Guide to Good Recording Practice – English Heritage 2006

Toll Houses - <http://www.turnpikes.org.uk/Tollhouses%20in%20England.htm> viewed 7 April 2013

Good Practice Guide For Local Heritage Listing – English Heritage 18 May 2012

Appendix H

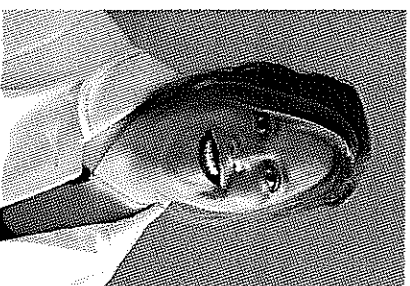
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Appendix H
Moorcock Im
Curriculum Vitae

Lynda Jubb IHBC BCAS FRICS

Director

Lynda Jubb is a Chartered Building Surveyor Accredited in Historic Building Conservation. Her practice specialises in historic buildings. Lynda is the practice director and previously served as interim Historic Environments Adviser at English Heritage, and Projects Team lead at National Trust. She shares her expertise of Heritage Asset management in the newly formed Canals and Rivers Trust as a volunteer. Lynda is included in the Diocese of Carlisle's DAC list of surveyors and is Chairman of the Royal Institution of Chartered Surveyors (RICS) Building Conservation Forum. She was awarded Fellowship of the RICS in 2009 for her work publishing standards for building conservation practice and is a Qualified Expert Witness for heritage environments

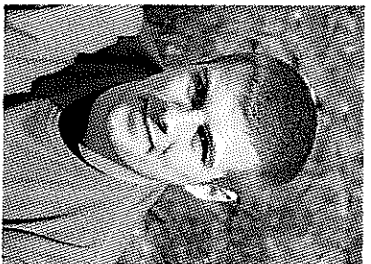


Key projects

- Shakespeare North (Charity) – Appraisal of Grade II listed former museum building in Prescott Town Centre for conversion to Theatre.
- Blackpool Council Ballroom - Rapid Assessment of Grade I listed tower ballroom for structural defects in historic interior
- Natural England – Conservation Management Plans for rural building conservation – grant aided under higher level stewardship scheme
- Archdiocese of Liverpool Project leader advising on repair of Grade II* church of St Francis Xavier with Places Of Worship repair grants 2012
- Knowsley MBC Inspection and gazetteer of 117 historic buildings in town centre conservation area to assess heritage need, economic assessments in partnership with Valuation Office Agency to support Stage II bid by client to Heritage Lottery Fund for Townscape Heritage Initiative Funding 2012

Richard Clews BSc (Hons)

Building Surveyor



Richard Clews undertook research into energy performance for traditional buildings with University of Central Lancashire, matching trends in policy. Richard's project portfolio is focused on defects pathology, with particular experience in the diagnosis of dampness and thermal underperformance in historic buildings. His conservation experience includes investigative trials into repair techniques for cast iron windows, including techniques for the conservation and re-use of historic glazing, and building recording.

