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Mr Adrian Dowd
Ribbles Valley Borough Council
Planning Department, Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Direct Dial: 0161 242 1416

Our ref: L00529320

18 October 2016

Dear Mr Dowd

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015**

**STANDEN HALL, WORSTON ROAD, CLITHEROE, LANCASHIRE, BB7 1PR
Application No 3/2016/0886**

Thank you for your letter of 29 September 2016 notifying Historic England of the above application.

Summary

Standen Hall is a country house in the classical style, which took on its present styling in the mid-18th century when it is understood that the earlier 16th century building was largely rebuilt. The building was further remodelled in the 19th century and these layers of development, which are of high quality has resulted in the building being listed as a grade II* listed building. The current proposals seek to undertake alterations to the hall to update it for modern family use and having considered the scheme, the works are felt to be well considered and would sustain and enhance the significance of Standen Hall.

Historic England Advice

Standen Hall at first glance, appears to be a 18th century country house in the classical style; however its history is a more complex one, with the origins of the hall dating back to the end of the 16th century. The original hall is believed to have been a H-plan building constructed of local stone and it is thought that the planned form of this phase of construction greatly influenced the alterations which occurred to the hall over the coming centuries.

The hall took on its present styling in the mid-18th century when it is understood to have been largely rebuilt, although no drawings can be located of these alterations and the architect is unknown. The building was further remodelled in the 19th century, when the existing west range was enlarged in 1856 by notable architect Paley, whilst a



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fashionable Billard Room was also added in around 1875 to the North West corner. The north end of the house was once again extended in approximately 1881 to create a large service wing, which included a new kitchen, scullery block, Butler's Pantry and nursery accommodation.

The hall contains many layers of development and is an example of the changing requirements of individuals looking to alter their homes to keep abreast of the latest fashion or social beliefs. However, perhaps due to the provincial location of the hall or the lack of a recognised architect carrying out the majority of the works, some of these alterations have not occurred with the grace and elegance seen in many comparative houses and the resulting layout sees a greater part of the hall given over to servant's quarters.

Nevertheless the national significance of Standen Hall is recognised in its designation as a grade II* listed building, placing it in the top 5% of England's heritage assets. It is for this reason the works fall within our remit for consideration.

The current application seeks to undertake alterations to the hall to update it for modern family use. Over its recent past, the building hasn't been the subject of any large scale works and as a result sits as a time capsule. The works set out in this application have been the subject of pre application discussions with ourselves and we have previously detailed our agreement with a number of the proposals and these comments will reiterate the reasoning's behind our support. However, there are elements which we have not passed comment on and these works will be explored in greater detail in this letter.

Windows

It is proposed to carry out a number of works to the existing windows at Standen Hall, firstly to alter the form of some of the windows on the eastern range, as well as opening up a number of presently covered up windows.

During the works to create the new dining room in 1881 it appears that the ground floor windows on the east range, as well as a couple on the southern return of this range, were changed from 12 pane sashes to 2 pane sashes. Whilst the windows evidence the development of the hall and are of some significance as a result, the impact they have had on the aesthetic quality of the fine front elevation of Standen Hall is to its detriment and we believe the reinstatement of well detailed and good quality 12 pane sashes would re-establish the original design intent for this façade and lead to an enhancement overall, despite the recognised loss of historic fabric.

We would, however, expect the local planning authority to require detailed sectional drawings to be produced of the proposed new windows, to ensure their suitability.





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The windows to be opened are all presently glazed and form part of the original planned symmetry of the hall, as such, there will be no harm to the exterior of the building by the works. Internally the windows are covered in a plain finish and as a consequence the reopening of the window will not lead to the loss of any significant fabric internally. We are therefore of the opinion that the reopening up of the windows is acceptable as the works will not harm the significance of the building.

Ground floor alterations (not including the proposed atrium)

The works proposed to the ground floor are quite minor in scale. The principle family rooms remain unaltered as part of the scheme and the changes proposed to most of the north wing are changes of use rather than physical alterations to the fabric. For example, when considering the change of use of the Billiard Room to a family kitchen, as both the billiard table and the associated cabinets are freestanding, they are not considered to fall under the jurisdiction of listing, so can be relocated without the need for listed building consent. As such, it is only the intended use of the room which is for us to consider and we believe a kitchen can be accommodated in the space without harming the building, so we raise no concerns with the proposal.

First Floor bedroom alterations -

The majority of the works proposed to the existing family bedrooms relates to the aspiration to create en-suite bathrooms and in one case, a dressing room. On the whole these proposals are felt to be appropriate as doorways will be created where there is evidence of former doorways and walls are also to be reinstated. We therefore believe that the significance of the first floor rooms will be sustained as part of the proposals.

Creation of the Atrium

The most substantial piece of work proposed to Standen Hall as part of this application is the intention to create a new atrium space in the section of the building historical given over to the circulation around the servants quarters.

These works would result in the removal of a number of servants stairs, inserted into the building in the 1890's. The Heritage Impact Assessment and Statement of Significance submitted in support of the application details how the stairs and associated corridors are only felt to be of limited significance and that because the remainder of the more significant servant's accommodation would be retained as part of the works, the hierarchy of the hall, and its interest, would be sustained.

We are in agreement with the findings of this report and believe that the works would only result in a low level of harm occurring to the significance of the building. We also believe that the necessary clear and convincing justification for the works, as required



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by paragraph 131 of the National Planning Policy Framework, is provided through the reinvigoration of the building as a single family home.

It is advised however, that the submitted drawings showing the detailed form of the atrium are not sufficient at present and we would recommend that the Local planning authority require further details to be submitted.

Policy

The National Planning Policy Framework (NPPF) states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, as well as putting them to a viable use which is consistent with their conservation. We believe that the present proposals achieve this, as they retain this important asset as a single family house, as was its original function.

Whilst it is recognised that the removal of the servant's staircases will result in some harm to the significance of Standen Hall (NPPF 132), this harm is only felt to be of a low level and that the necessary clear and convincing justification has been provided for the work (NPPF 132). The application should therefore be considered against paragraph 134 of NPPF, which advise that any harm should be weighed against the public benefits of the scheme, including securing its optimum viable use.

In conclusion, we raise no objections to the application as the works are felt to be well considered and would sustain and enhance the significance of Standen Hall.

Recommendation

We recommend that the application should be determined in line with the relevant policies in the National Planning Policy Framework and with consideration to our comments regarding the production of additional details for the windows and atrium.

It is not necessary to consult us again on this application. Please send us a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Marie Smallwood

Inspector of Historic Buildings and Areas

E-mail: marie.smallwood@HistoricEngland.org.uk



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