



Historic England

NORTH WEST OFFICE

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

Direct Dial: 0161 242 1416

Our ref: P00557958

14 March 2017

Dear Mr Dowd

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**STONYHURST COLLEGE, AVENUE ROAD, HURST GREEN, LANCASHIRE, BB7
9PZ**

Application No. 3/2017/160 & 3/2017/0161

Thank you for your letter of 1 March 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The current scheme was the subject of a pre application consultation with ourselves earlier this year, and as the proposals have not altered I have set out my previous advice below.

The landscape surrounding the grade I listed Stonyhurst College, is identified as being of significance in its own right as a grade II* registered historic park and garden. The main body of the hall dates to the 16th century, with the surrounding land described as a Deer Park. Sir Nicholas Shireburn then introduced the formal Avenue approach, flanked by canals, in 1696. These in turn were enlarged in 1710 and represent the fashion for highly structural and formalised landscapes. By the mid 18th century this style became unfashionable following the introduction of the picturesque movement, which came to dominate landscape design and as a result, the survival of the formal features at Stonyhurst increases its significance.

The current proposal seeks to create a new road off the main approach to Stonyhurst, in order to allow access to a Christian retreat facility which has recently been granted planning permission. This intervention would be in a highly sensitive part of the landscape, which also forms part of the setting of the grade I listed building.

Creating a mirror to an existing access road is considered to be a sensitive approach



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to introducing a new roadway. The visualisations demonstrating that the woodland edging the Avenue would not be adversely affected by the loss of trees, are welcomed and further demonstrates the limited impact the proposals would have on both the registered park and garden and the setting of the hall.

Consideration needs to be given to the detailed highway engineering of the road as in order to achieve the symmetry which the scheme hopes to deliver, a sensitive touch will be needed for the design of the road itself.

The proposals are in line with policy 131 and 132 of the National Planning Policy Framework and we have no objection to the application.

Recommendation

Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 131 and 132.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Marie Smallwood

Inspector of Historic Buildings and Areas

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