



Historic England

NORTH WEST OFFICE

Mr Adrian Dowd
Ribble Valley Borough Council
Planning Department, Council Offices
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CLITHEROE
Lancashire
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Direct Dial: 0161 242 1416

Our ref: L00652695

18 September 2017

Dear Mr Dowd

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**STANDEN HALL, WORSTON ROAD, CLITHEROE, LANCASHIRE, BB7 1PR
Application Nos 3/2017/0737 & 3/2017/0762**

Thank you for your letters of 29 August 2017 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Standen Hall is a country house in the classical form, which took on its present styling in the mid 18th century when it is understood that an earlier 16th century building was largely rebuilt. This 'fine Palladian mansion' was further remodelled in the 19th century, including extensions by architects Paley and Austin. The layers of development are an example of the changing requirements of individuals looking to alter their homes to keep abreast of the latest fashion or social beliefs, the significance of which has resulted in the building being listed as a grade II* listed building.

At present alterations to the hall in order to update it for modern family use is proposed, and a scheme for the works received consent earlier this year. As steps have been taken to implement the consented scheme, a number of additional proposals have arisen and put forward for our consideration. We have the following comments to make:-



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Design of the proposed atrium

An application has been consented which would allow for the Victorian service wing to be remodelled to create a large atrium space, intended to better integrate the rear rooms into the main body of the hall. The current proposals look to amend the design through the addition of glazing into the new roof, as well as a new chimney piece introduced at ground floor level. These amendments are a positive change to the consented scheme.

New Inner Hall

The updated statement of significance identifies that the rooms to be altered to create the proposed inner hall are of limited significance, described as 'utilitarian'. The opening up of the existing wall to form a colonnade allows the original planned form to be ascertained, whilst creating a more attractive space as the character and function of the Victorian wing of the building becomes more fully integrated into the dwelling.

Creation of doorway in square bay on the west elevation

The square bay forms part of the Paley and Austin extension to the hall in the mid 19th century, and is one of the few alterations to the hall directly attributed to a known architectural practice. The proposals seek to drop the existing window sill and change the windows to doors, to allow access into the garden. This alteration will not affect the legibility of the extension, or the contribution it makes to the significance of the hall.

East Terrace

The new external terrace to the eastern elevation of the hall, is proposed to overlook the lake, and would be evident in views of the house along the driveway. The main approach to the house is one of formality, presenting the most imposing elevation to public display. For a new structure to be appropriate in this location, it should sit quietly in its surroundings, blending with the garden when viewed from the driveway. The current proposals would largely achieve this, but could be improved were the railings to be further simplified in form.

To allow access to the terrace, the existing window would be altered, with the central





section dropped. The tripartite form of the window would remain legible, resulting in no harm to the overall significance of Standen Hall.

Amendments to master bedroom configuration

In order to create the master bedroom suite in an alternate location to that consented, it is proposed to introduce an additional doorway between rooms on the first floor, whilst retaining fabric previously consented to be removed. This would not harm the significance of the hall.

Alterations to the gateway

It is proposed to widen the existing gateway to improve vehicular access to the property and provide a grander entrance point. The gateway is not listed in its own right, but forms part of the setting of Standen. Its fundamental relationship with the hall would not be altered by the proposals, and the historic stonework would be retained and reused.

Conclusions

The amended proposals for Standen Hall would sustain and enhance the significance of the designated heritage asset, conforming to paragraph 131 of the National Planning Policy Framework (NPPF). All proposed alterations are minimal in form, allowing the planned form, hierarchy and architectural intentions of the building to remain fully legible. The scheme is in line with the statutory act which requires special regard to preserving listed buildings and any features of special architectural or historic interest which they possess. In conclusion, we have no objection to the applications.

Recommendation

Historic England has no objection to the applications on heritage grounds.

We consider that the applications meet the requirements of the NPPF, in particular paragraph numbers 131.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 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.





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

Yours sincerely

Marie Smallwood

Inspector of Historic Buildings and Areas

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