

The White Hart,
36 Padiham Rd,
Sabden,
Clitheroe
BB7 9EW,

Heritage Statement

11.01.19





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1 **Proposal**

1.1 Background

The White Hart, is within the Sabden conservation area, and is not a listed building. It is one of two pubs in the village and on edge of the Sabden conservation boundary.

1.2 Proposal

The proposal this planning application is reference to upgrades to the rear garden including small sheds to house seating. To make the beer garden a more feasible area, we propose to install some paving, so access is easier. The sheds will be coloured and house a light and some furniture.

To enable the applicant to make the most of the external area, it is key that the area is made a more usable space. With the area in question being in the rear enclosed garden we feel that there is little impact on the conservation area.

2 Conservation Area Appraisal

2.1 Character Appraisal of Sabden Conservation Area states that in relation to The White Hart:

Sabden is located on a minor road about midway between Burnley and Clitheroe. The road follows the route of an ancient pass over Pendle Hill and descends steeply into the village from the Nick of Pendle to the north and Padiham Heights to the south. From both approaches there are panoramic views of the village at the bottom of the valley. In the centre of the village there is a crossroads from which Wesley Street leads uphill to St Nicholas's Church in the tiny district of Heyhouses while Whalley Road, a mid 19th century construction, follows the course of Sabden Brook along the valley.

The conservation area is characterised by late 18th and 19th century terraced houses which were built as homes for Sabden's mill workers and form the area's most prevalent building type. There are few instances of single dwellings on large plots, the most notable examples being Sabden House and Whins Cottage, both of which were the homes of mill owners.

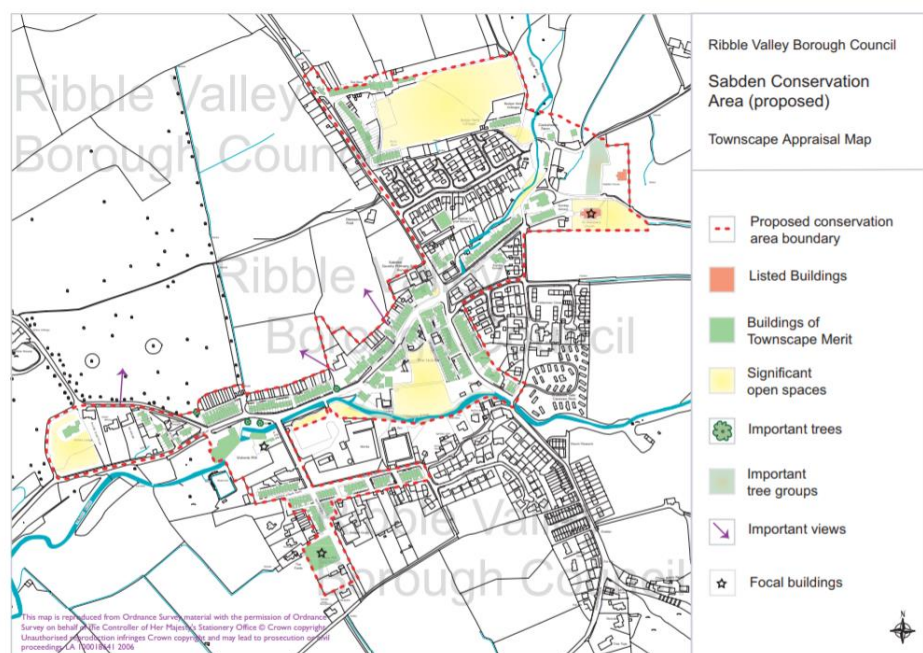
2.2 The Appraisal concludes (in part) that the Conservation Area set out:

The protection and enhancement of the setting to the conservation area;

The control of new development;

The improvement of the area, including the surrounding areas;

It is felt the character of the Conservation Area will not be affected by the proposal.



Conservation Map

3 National Planning Policy Framework

3.1 5.1 128

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of details should be proportion to the assets important and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted on the heritage assets assessing assets assessed using an appropriate expertise where necessary. Where a site in which development is proposed or has the potential to include heritage assets with archaeological interest local planning authorities should require the developer to submit an appropriate desk based assessment and, where necessary a field evaluation.

We consider that with scheme works being focused on the rear enclosed garden that the overall image of the pub will not be affected and therefore there is sufficient information to understand the potential impact of the proposal.

5.2 131

In determining the planning application, local planning authority should take account of: The desirability of sustaining and enhancing the significance of the heritage assets and putting them to a viable use is consistent with conservation;

Public houses are economically under severe pressure in terms of their survival. We feel it key to improve the external area of the White Hart will allow them to maximize the external space without impacting on the character of the area. We feel therefore the works would be viable and consistent with the conservation.

The positive contribution the conservation of historic assets can make to the sustainable community including their economic viability; and The desirability of the new development making a positive contribution to the local character and distinctiveness.

It is clear from the redevelopment of the area that the public house remains a central focus point of the town and that the conservation is not affected.

5.3 135

The effect of an application on the significance of a non-designated heritage asset should be taken into 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.

We believe that the proposal is relatively minor, it does not have any impact on the setting of the building and neither does it affect any historic fabric. There is no change or detriment to the setting of the the street scene as all works are minor and to the rear.

4 Significant and Assessment of Impact of Proposal

Cultural Heritage Impact Assessment Methodology

No standard method of evaluation assessment is provided for the assessment of effects upon curtilage heritage therefore a set of evaluation assessment criteria has been developed using a combination of Secretary of State Criteria for Scheduling Ancient Monuments (Scheduled Monument Statement Annex 1), Design Manual for Roads and Bridges Volume 11 Part 3 Section 2, HA208/07, Transport and Analyst Guidance (Tag Unit 3.3.9, Heritage of Historic Resources Sub Objective) and Historic England's Good Practice Planning Advice on the Setting of Heritage Assets.

Value

We consider that the asset which is undesignated is a building of modest quality in their fabric or its historical association - **Low**.

Magnitude

There are only minor changes in the setting or the context of the site, no discernible change of baseline conditions - **Minor - Positive**.

Significance

We therefore consider the significance of the proposal is obtained by combining the value of the cultural heritage resource with the predicted magnitude of impact. The significance of the effect can be determined. We consider therefore in this particular case that as the significance of the asset is low, and the magnitude of impact is minor, the outcome is Neutral.