



JUDITH DOUGLAS TOWN PLANNING LIMITED

The Old Brew House, Gisburn Road, Bolton By Bowland BB7 4NP



Proposed construction of porch and single storey extension.

Planning and Heritage Statement JDTPL0183

Judith Douglas BSc (Hons), Dip TP, MRTPI



STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR THE PROPOSED CONSTRUCTION OF A PORCH AND SINGLE STOREY EXTENSION AT THE OLD BREW HOUSE, GISBURN ROAD, BOLTON BY BOWLAND BB7 4NP.

1 INTRODUCTION

1.1 This planning and heritage statement has been prepared by Judith Douglas Town Planning Ltd in support of householder planning application for the above development. The site is a single dwelling within the conservation area of Bolton By Bowland.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

5781-001 Existing plans and elevations

5781-002 Proposed plans and elevations

5781-003 Location plan

Site illustration

Example image for reference

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the village of Bolton By Bowland. The village and the surrounding landscape are within the Area of Outstanding Natural Beauty as designated in the Ribble Valley Districtwide Local Plan.

2.2 The Old Brew House is situated on the southern side of the village immediately north east of The Old Rectory. It has its own vehicle access off Gisburn Road. It is a two-storey property set within a modest garden area. To the east of the property is an area of grass which was added to the property at a later date and is beyond the original garden area of The Old Brew House.

2.3 The site is within the Bolton By Bowland Conservation Area. On the Conservation Area Townscape Appraisal Map, The Old Brew house is shown to be a building of townscape merit and close to several listed buildings. The listed buildings include The Old Rectory, Church Gates 5 Gisburn Road, sundial base in the churchyard, wall, steps and gate piers of St Peter and St Pauls' Church, and the entrance gates to King Henry Mews these are listed grade 2. The Church of St Peter and St Pauls is listed Grade 1. See figure 1

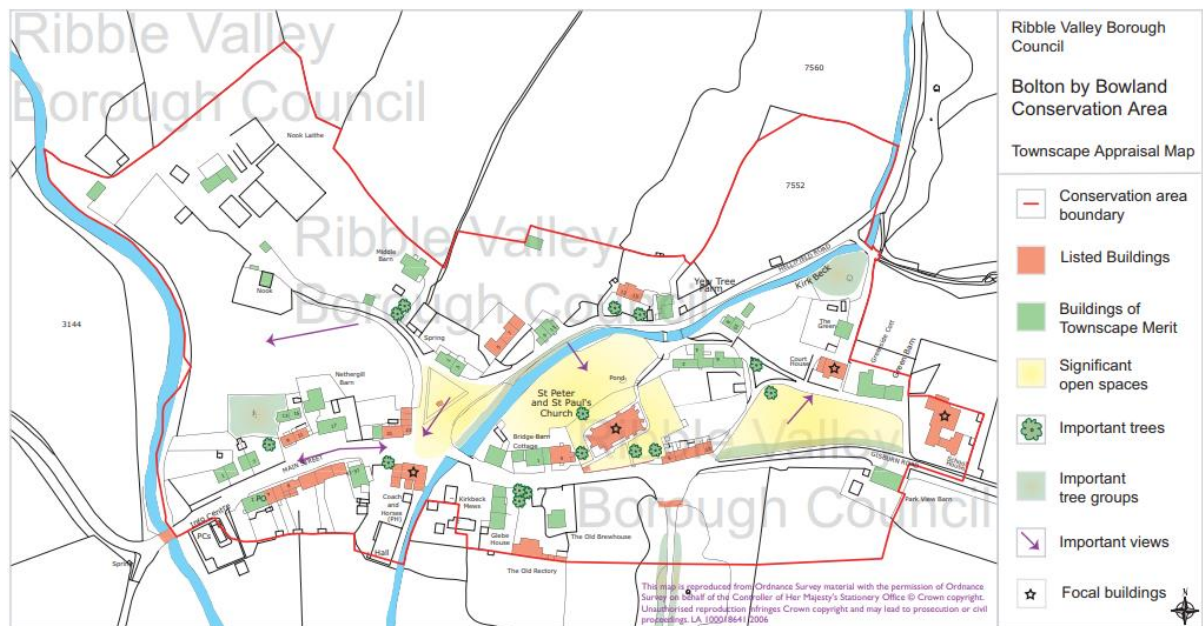


Figure 1 Bolton by Bowland Conservation Area Appraisals Map.

https://www.ribblevalley.gov.uk/downloads/file/3564/bolton_by_bowland_conservation_area_map

- 2.4 The drive leading to King Henry Mews which passes to the east of the site is also a public footpath. The Old Brew House and The Old Rectory are visible from this footpath. However, the ground level of the properties is lower than the intervening land such that the lower portions of the buildings are screened from view.
- 2.5 Whilst some parts of Bolton By Bowland are prone to flooding the GOV.UK flood map for planning indicates that the site is in flood zone 1 and not at risk from flooding.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks permission to construct a porch at the front of the dwelling and a modest single storey extension at the rear.

4. PLANNING HISTORY

4.1 The relevant planning history of the site is as follows:

Application	Address	Development	Decision
97/0218	Brewhouse at The Rectory	Demolition and reconstruction of existing laundry/cottage/brewhouse	Planning permission Approved 5/3/98
97/0219	"	"	Listed Building Consent Approved 5/3/98
97/0491	The Old Brewhouse, The Rectory	Demolish and rebuild existing two storey structure including extensions to form kitchen utility, garage and bedroom and bathroom	Planning permission Approved 30/1/98
97/0492	"	"	Listed Building Consent Approved 30/1/98
99/0410	Land between The Old Brew House and Bolton Park Access to King Henry Mews	Formation of new access, engineering operations on land and improved visibility	Planning permission Approved 4/11/99
99/0527	"	"	Listed Building Consent Approved 4/11/99
3/2000/0638	The Old Brewhouse	Modification of access walling to boundary wall of Grade 2 listed building (The Old Rectory) (LB)	Listed Building Consent Approved 6/9/2000
3/2000/0639	The Old Brewhouse	Alteration of walling and driveway, erect two gate posts and double gates	Planning permission Approved 2/11/2000
3/2003/0003	The Old Brew House	Conversion of existing garage to study and utility	Approved 6/3/2003
3/2004/0167	The Old Brew House	Two storey side extension and erect double garage and change of land at the side to form residential curtilage	Refused 05/04/2004
3/2004/0671	The Old Brew House	Erect double garage and change of use of apron of land at the side of the Old Brew House to residential use to accommodate the new extension. Resubmission.	Refused 09/08/2004

4.2 This planning history shows that planning permission was granted in 1997 reference 97/0491 to demolish the existing structure on the site and replace this with a new dwelling. Condition 7 of this permission removed permitted development rights so that any future additions to the property would require planning permission.

4.3 Although the 1997 applications included applications for listed building consent, The Old Brew House is not a listed building. This was confirmed by the Council during the consideration of applications 3/2000/0638 and 0639 which were presented to the Planning

Committee on the 2 November 2000. The Committee Report on the second page under the heading “Proposal” states that the external alterations to The Brewhouse do not require listed building consent because it has been demolished and reconstructed and no longer enjoys “listed” status. This assertion is repeated later in the report see Appendix.

5 DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2018).

NPPF (2018)

- 5.2 Section 16 Conserving and Enhancing the Historic Environment

Core Strategy (2014)

- 5.3 The following policies are of relevance to the proposal:

Key Statement EN5: Heritage Assets
Policy DMG1: General Considerations
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions

6 HERITAGE ASSESSMENT

- 6.1 The Bolton By Bowland Conservation Area was designated in 1974 and the Conservation Area Appraisal was written in 2005. The special interest that justifies the designation of the Bolton By Bowland Conservation Areas derives from the features as listed in the appraisal as:

- Kirk Beck and its stone bridges;
- The Church of St Peter and St Paul (grade I) elevated above Main Street and Hellifield Road;
- Long association with the Pudsay family;
- Medieval unplanned, nucleated settlement beside Skirden Beck
- Architectural and historic interest of the conservation area’s buildings, including 21 listed buildings;
- Prevalent use of local building stone;
- Rural setting of the village; • Two village greens, one with ancient cross and stocks;
- War Memorial and garden;
- Trees, both in the surrounding landscape and beside the road;
- Areas of historic floorscape;

- Local details such as the 'YRY IM 1716' datestone at No. 4 Main Street, well head beside Stocks House, finger post beside the bridge and a GR post box;
- Colourful summer gardens and floral displays in pots.

6.2 The appraisal notes that the conservation area encloses the whole of the settlement. Buildings, mostly two-storey are located in a loose-knit fashion individually or in short rows beside to road. Generally, speaking, buildings lie in a haphazard fashion beside highways of varying width and there is a spacious feeling with gaps between buildings and a high proportion of public and private open space.

6.3 In the description of the area's architectural and historic character it is noted that the majority of cottages are built in the rural vernacular tradition of the 18th and 19th century and that there only a few higher status buildings e.g. Church Gates, the Old Rectory and Stocks House plus the village's church, inn, school and village hall. The Old Rectory is listed grade 2 and was built about 1830 by John Bolton. It's walls are rendered reflecting the national taste of the time. The Old Rectory and The Old Court House built 1859 are representative of the building and rebuilding that took place in the village in the 19th century.

6.4 The main building materials are local stone. Humble cottages tend to be constructed with uncoursed rubble stone. The majority of roofs are covered in slate rather than stone. Window joinery is timber and the prevalent colour in the conservation area is white.

6.5 The Old Rectory is a substantial listed building. The listed building description is:

BOLTON-BY-BOWLAND GISBURN ROAD (south side) SD 78 49

13/33 The Old Rectory - GV II

House, formerly rectory, c.1840 with possible C18th remains. Rendered rubble with hipped slate roof. 2 storeys. South facade of 4 bays, flanked by pilaster strips and with overhanging eaves. Windows sashed with glazing bars and architraves. End stacks have paired octagonal caps. Entrance through wing at rear.

Listing NGR: SD7859549313

6.6 The List description suggests that the south façade of The Old Rectory is the principle elevation. There are no other buildings to the south of The Old Rectory. The Old Brew House and Glebe House are positioned to the side and rear of The Old Rectory. The building that stood on the site of the Old Brew House appears on the ordnance survey maps of 1850 and 1896 in the conservation appraisal and is likely to have been an outbuilding of The Old Rectory. The Old Rectory received planning permission and listed building consent in 2001 for a kitchen and bedroom extension with veranda and glasshouse to replace conservatory.

This development is directly to the south of the The Old Brew House. The area to the north of The Old Rectory appears to have been originally a courtyard area to the Old Rectory with surrounding ancillary buildings. These are now in separate ownership. However, the area between The Old Brew House and Glebe House is still used as the vehicle access to The Old Rectory and as an area to park vehicles.

7 EVALUATION

- 7.1 The main issues to be considered in this application are the effect of the proposed porch and single storey extension on the character and appearance of The Old Brew House, the conservation area and the setting of the nearby listed buildings.
- 7.2 Paragraph 189 of the Framework requires applicants to describe the significance of any heritage assets affected by a proposed development in a level of detail proportionate to the asset's importance. Paragraph 193 requires that when considering the impact of a proposed development on the significance of the a designated heritage asset, great weight should be given to the assets conservation.
- 7.3 The Old Brew House is a detached building set back from Gisburn Road by about 14m. At the front of the house is a raised area of grass, stone boundary walls and adjacent to the road there are evergreen trees. These screen the house from the road. The elevation of the house facing the road is a gable. The proposed porch has a footprint of 3.3m by 2.4m and has a double pitched roof. The height of the porch to its ridge is 3.6m. It is proposed to be constructed out of natural stone with a slate roof to match the existing building. It has one small window and a timber door.
- 7.4 The design of the porch is a simple traditional vernacular similar to other porches on cottages in the village. The size of the porch, its position on the building and the position of the building set back from the road ensures that it will have no adverse impact on the character of the building, the conservation area or the setting of any listed buildings including those on the north side of the Gisburn Road.



1 The Old Brew House from Gisburn Road

- 7.5 The proposed single storey extension to the rear has a footprint of 3.3m by 6.7m and has a flat roof. The height of the roof is 2.9m. The extension is proposed to be clad in cedar timber with full height glazing in painted timber frames to the east elevation and a timber door and small window in the west elevation. An example image for reference has been provided by the Architect.
- 7.6 This simple addition to the building is clearly 21st century. It's simple form and choice of natural materials means that it will blend into the domestic setting at the rear of the Old Brew House and the rear of the Old Rectory an area which is used closely with the buildings as domestic curtilage and vehicle parking. The extension is low key and screened by surrounding stone boundary walls and hedges. As result it will have no adverse impact on the character of the building, the conservation area or the setting of listed building the Old Rectory.
- 7.7 Public views of the east and north elevations of the Old Brew House are possible from the public footpath which travels along the drive to King Henry's Mews. The land level between the footpath and The Old Brew House rises then falls such that the ground floor level of the Old Brew House and The Old Rectory is substantially screened from view. See photograph on page 1 and photograph 2 below. The Architect has provided a sketch illustration of how the proposed extension would appear when viewed from the public footpath. The lower portion of all of the buildings is already obscured by the rise in ground level to the east of the buildings and the beech hedge which surrounds the land to the east of The Old Brew House.

The upper portions of the buildings are those which are most visible and will be unaffected by the proposed development. The construction of the extension will not affect views of the listed building.

- 7.8 The proposed development fully complies with the requirement of section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework and Key Statement EN5: Heritage Assets and Policy DME4: Protecting Heritage Assets of the Core Strategy.



2 View of The Old Brew and modern additions to The Old Rectory from the public footpath along the drive to King Henry's Mews.

- 7.9 The south elevation of the proposed single storey extension contains no windows and is screened by the existing stone boundary wall which is 1.6m high. This ensures that there is no over looking or loss of privacy between The Old Brew House and The Old Rectory. This is fully compliant with Policy DMG1: General Considerations and Policy DMH5: Residential and Curtilage Extensions of the Core Strategy.

8 CONCLUSION

- 8.1 The proposed porch and single storey extension are appropriate additions to the property which will have an acceptable relationship with the conservation area in terms of design and appearance will not harm the setting of the Old Rectory or other nearby listed buildings. The single storey extension will not have any undue impact on neighbouring residential amenity. The proposal fully accords with the requirement of the NPPF and Key Statement EN5: Heritage Assets, Policy DMG1: General Considerations, Policy DME4: Protecting Heritage Assets, and Policy DMH5: Residential and Curtilage Extensions of the Core Strategy.

APPENDIX

Planning Committee Report for applications 3/2000/0638 and 0639 2 November 2000.