

HERITAGE APPRAISAL

FOR
PROPOSED INTERNAL ALTERATIONS
AT
MAJOR HOUSE
NO. 12 CHURCH STREET
CLITHEROE
LANCASHIRE
BB7 2DG
NGR: SD 74446 41997



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RECENT APPROVALS

Newton Hall. Newton in Bowland – Grade II* - Proposed rear extension, attic conversion, internal alterations and repair works.

Dower House, Gisburn – Grade II – Proposed internal alterations and remodeling. Conversion of outbuildings.

Wiswell Eases House, Wiswell – Grade II – Proposed single storey side extension and internal alterations. Conversion of Outbuildings and proposed double garage.

Stanley House, Clitheroe – Grade II – Proposed change of use from office (B1) to residential (C3) including minor internal alterations to form separate dwelling, ground floor apartment and duplex apartment.

Toll Bar Cottage, Simonstone, Grade II - Proposed internal alterations and refurbishment works. External stone repairs. Replacement of existing timber gutters. Internal and external re-pointing. External rendering. Refurbishment of existing windows and doors. Renewal/upgrading of existing electrical and plumbing installation.

USE OF THIS DOCUMENT

This report is for the private and confidential use of Mr and Mrs Capstick for whom this document has been produced and should not be reproduced in whole or in part or relied upon by third parties without the express written permission of Sunderland Peacock and Associates Ltd.

ACKNOWLEDGEMENTS

Thanks are offered to Mr and Mrs Capstick for the use of their property title deeds as well as to Mr John Lambert for his work undertaken regarding the history and development of Major House.

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1.0 NON – TECHNICAL SUMMARY

1.1 SUMMARY OF FINDINGS

- 1.1.1 This heritage appraisal has been produced in support of development proposals at Major House, which involves various internal alterations at ground floor level. Major House is a grade II listed building due to its special architectural and historical interest and is also located within the Clitheroe Conservation Area, both of which are designated heritage assets.
- 1.1.2 Major House is a medium sized town house that has an interesting and complex historical development with origins of at least the late 17th century. However, any such building appears to have been entirely rebuilt or significantly remodeled in the late 18th century. The building was also altered in the mid to late 19th century where the building was re-fenestrated and the roof dormers where added.
- 1.1.3 The significance of Major House is derived from its extant historic fabric and evidence of its historical development as well as its appearance and internal and external details. The proposals have been assessed as likely to cause less than substantial harm and have been justified against the public benefits of the proposals with minimal harm to the significance of the building and a series of enhancements to the listed building, its setting and the conservation area. As a result, planning approval and listed building consent should be granted.

2.0 INTRODUCTION

2.1 OVERVIEW

- 2.1.1 This Heritage Statement has been produced in support of a planning application and an application for listed building consent for proposed internal alterations. Major House is a grade II listed building and is located within the Clitheroe Town Centre Conservation Area, both of which are designated heritage assets.

2.2 PURPOSE

- 2.2.1 Sunderland Peacock and Associates Ltd has been commissioned to prepare this document in support of applications for planning approval and listed building consent for the proposed rear extension and internal alterations.
- 2.2.2 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the affected heritage assets.
- 2.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.¹

3.0 SITE LOCATION AND DESCRIPTION

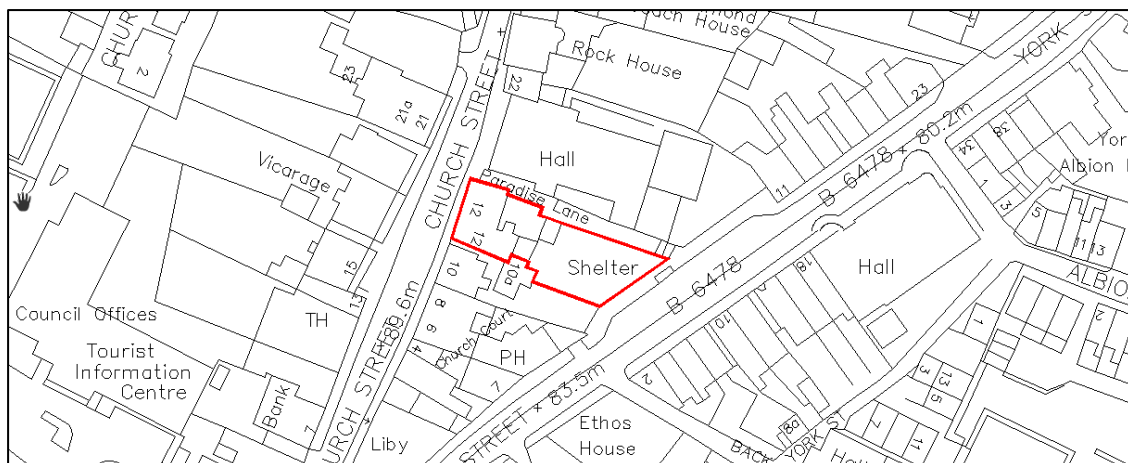
3.1 SITE LOCATION

- 3.1.1 The application site is located within the small Ribble Valley town of Clitheroe, on the east side of Church Street, roughly half way up the street, on the periphery of Clitheroe Town Centre. It is located at NGR: SD 74446 41997.

3.2 SITE DESCRIPTION

- 3.2.1 Major house is a prominent dwelling facing westwards from the east side of Church Street. The street itself is lined with a number of good examples of Georgian architecture. To the rear of the property is a large garden that slopes downhill towards York Street and is bound by a high stone-built boundary wall which is lined to the rear with high foliage. Paradise Lane, a pedestrian route leading from Church Street to York Street runs parallel with the north boundary wall to the rear garden.

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)



PL01: Location of Major House

3.3 GEOLOGY

- 3.3.1 The underlying geology of the application site consists of Clitheroe Limestone Formation (knoll-reef) - Limestone. Sedimentary Bedrock formed approximately 345 to 347 million years ago in the Carboniferous Period. Local environment previously dominated by shallow carbonate seas.²

3.4 CURRENT USE

- 3.4.1 Major House is presently under private ownership and is in use as a dwelling.

4.0 BUILDING DESCRIPTION

4.1 EXTERNAL AND INTERNAL DESCRIPTION OF THE BUILDING

- 4.1.1 Major House is likely to have been constructed from rubble stonework to all elevations and finished with an external render finish throughout. The front elevation has a painted stucco finish which has been incised to replicate the finish of fine and expensive ashlar stonework. The front entrance door is off centre to the south and is flanked to the south by a two-light window with plain stone surrounds, and two one-light windows to the north. The windows are late 19th century timber sliding sash windows, with sash horns and a single vertical glazing bar to the top sashes, however there are no glazing bars or sash horns to the two-light window to the south of the entrance door and could indicate that they are later replacements. At first floor level are three rectangular windows each with a 19th century timber framed sliding sashes window with vertical a single vertical glazing bar to the top and bottom sashes. Behind the ground floor and first floor windows timber shutters are visible, some of which are original and some have been replaced. The entrance door is a six-panel timber door with fan light over. The surround consists of pilasters to the left and right with an open pediment above. A single paterae is present to the capital of each pilaster. At roof level, which is of gable form and finished with a natural slate finish, are three gable dormers with timber casement windows each carved with carved spandrel and fascia boards above. The chimney stacks have been re-built and there are three in number, one to each gable end and an intermediate stack at the location of the internal dividing wall. The north and intermediate stacks have two pots whilst the south stack has three.

² British Geological Survey (2019) *Geology of Britain*, Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (Accessed on 6th September 2019)

- 4.1.2 The north gable is relatively plain in appearance and is finished with a painted rough cast render finish. A single window is present to the west side of the elevation at ground floor level with plain stone surrounds and timber framed sliding sash window, with sash horns but no glazing bars. A further window is present at high level to the second floor and appears to be in a Georgian style. Again, the window has plain stone surrounds and the window a sash window with glazing bars forming twelve glazed panes.
- 4.1.3 The rear elevation contains the rear outshut and projects from the south side of the rear elevation. The walls to the rear of the building are finished in a painted roughcast render wall finish. The roof to the outshut is mono-pitched and forms an intersection with the rear pitch. The rear door has plain stone surrounds and an arched fanlight. The rear windows to the rear elevation are two light windows, each with a modern timber sliding sash window, with sash horns and plain stone surrounds and mullions. The ground floor office window to the south elevation of the outshut is comprised of four timber casement windows with plain stone surrounds. The window directly above is again a modern timber sliding sash window, with sash horns, with plain stone surrounds. The window present to the rear of the outshut, but within the greenhouse, is a 19th century sliding sash window with vertical glazing bar to the top and bottom sashes and plain stone surrounds. This window was damaged and partially boarded over at the time of inspection. The window directly above at first floor level is a two light window separated by a stone mullion, each with a modern timber sliding sash window, with no glazing bars but with stone surrounds.
- 4.1.4 The internal layout of the building is in a double pile plan which is two units deep and three units wide but the with an additional unit formed from the outshut. This layout is replicated at first floor layout. The staircase is located to the rear of the property and is a closed string staircase with plain square balusters and is late 19th century in style.



PL02: View of front west facing front elevation of the building from the north.



PL03: View of the east facing rear elevation from the west.



PL04: View of the east facing rear elevation from the south west.



PL05: View of the east facing rear elevation from the north west.



PL06: View of the north elevation of the existing greenhouse.



PL07: View of the rear outshot from the north west.



PL08: View of the rear elevation of the main house from the east.



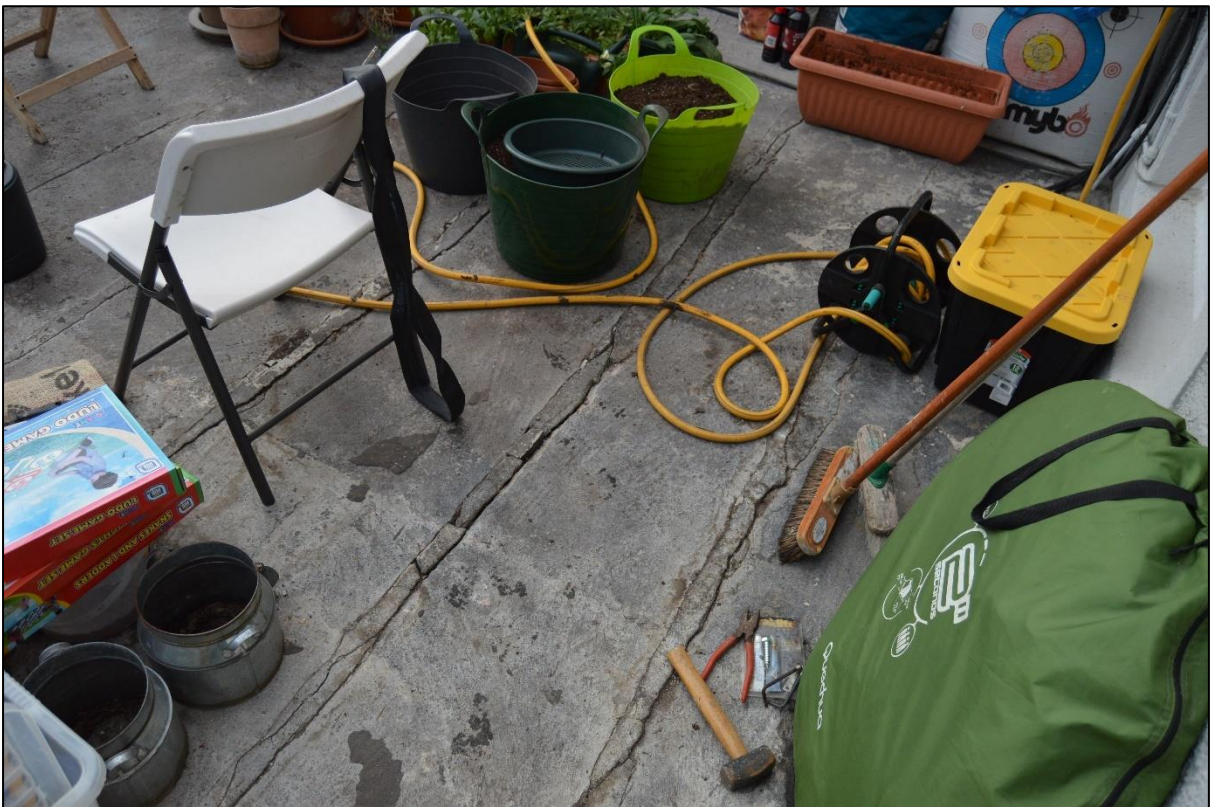
PL09: View of the rear east facing elevation from York Street to the east.



PL10: View east within the existing greenhouse.



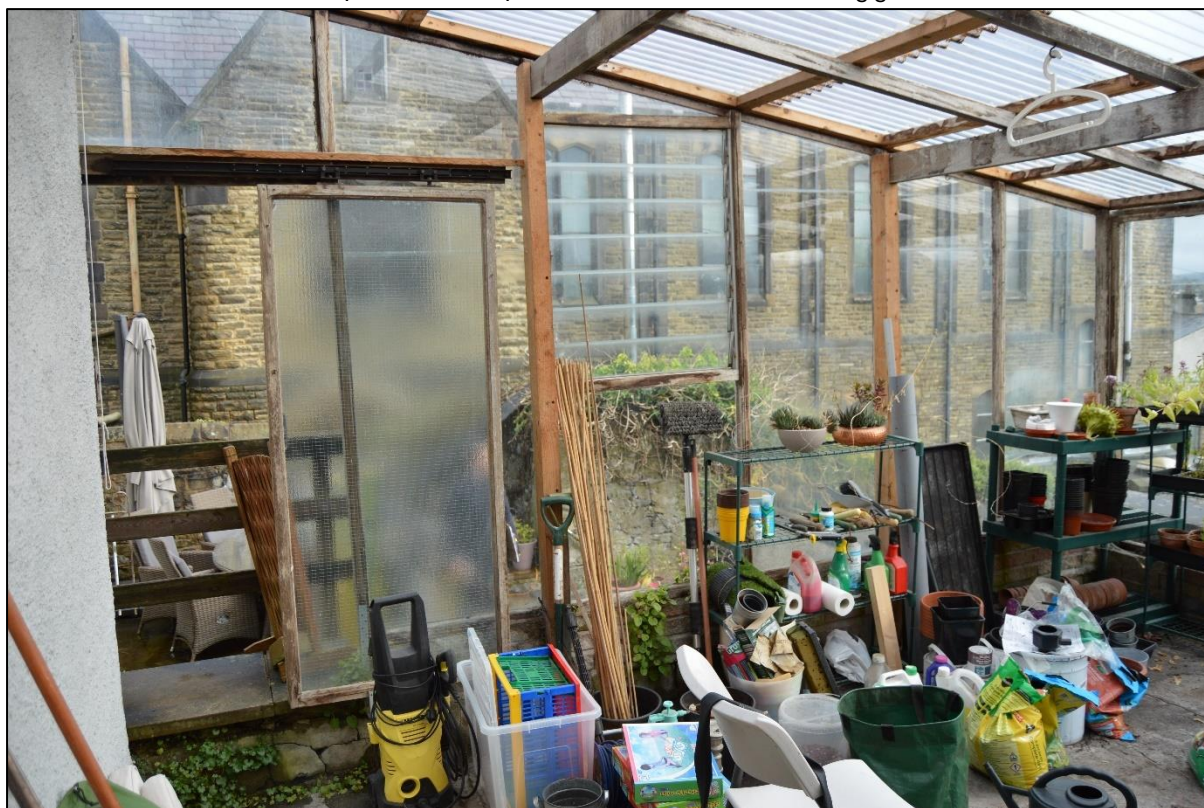
PL11: View of the south boundary wall from within the greenhouse.



PL12: View of the suspended concrete plank floor structure within the greenhouse.



PL13: View of the east wall of the rear outshut within the existing greenhouse.



PL14: View north within the existing greenhouse.



PL15: View east within the ground floor office.



PL16: View north within the ground floor office.



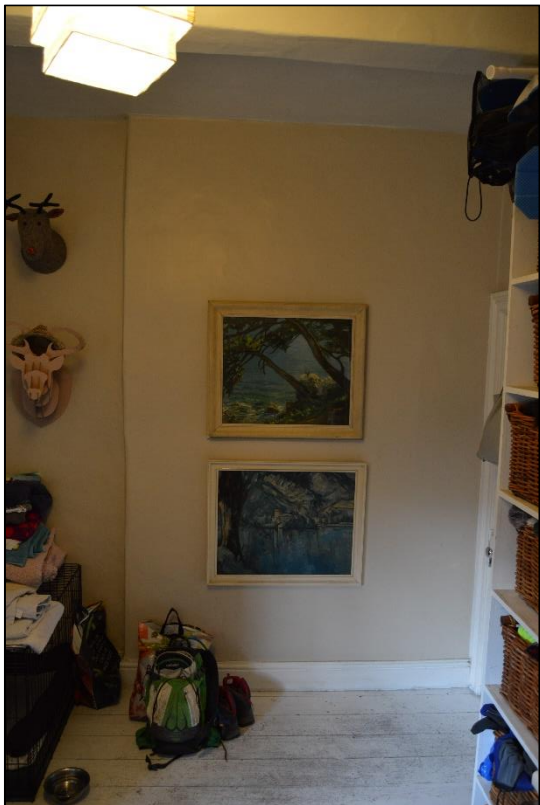
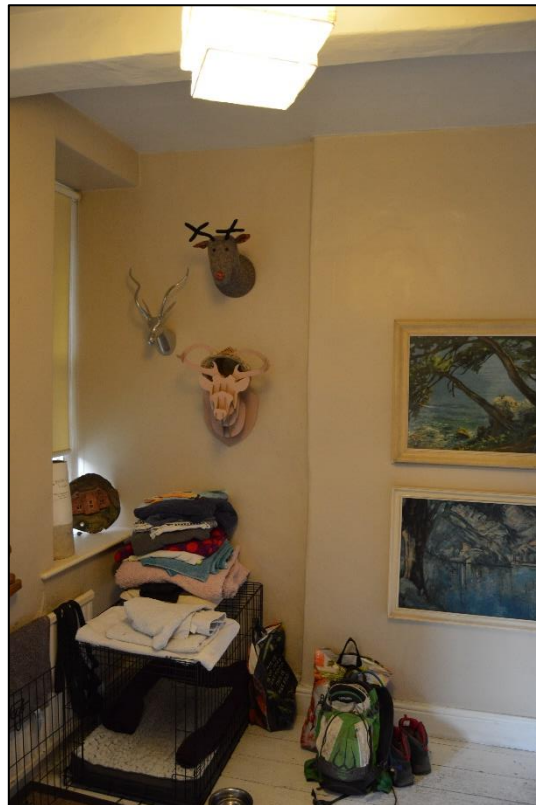
PL17: View south within the ground floor office.



PL18: View west within the ground floor office.



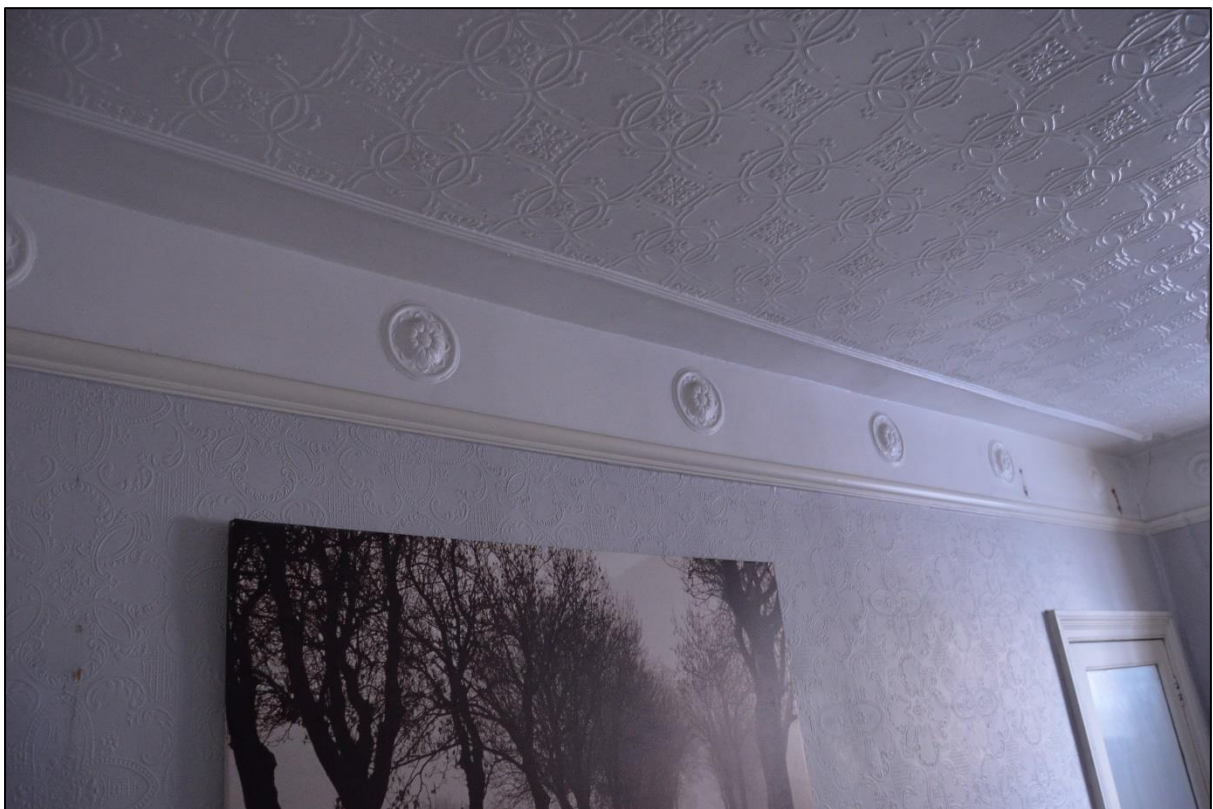
PL19: View east within the ground floor bathroom.



PL20: View west within the ground floor bathroom.



PL21: View south west within the ground floor store / play room.



PL22: View of ceiling / wall detail to the south wall of the ground floor store / play room.



PL23: View of the flower motif to the ceiling detail of the south wall of the ground floor store / play room.



PL24: View south east within the ground floor store / play room.



PL25: View of arched opening to the ground floor store / play room.



PL26: View west within the ground floor entrance hallway.



PL27: View west within the ground floor store / play room.



PL27: View north west within the ground floor store / play room.



PL28: View north west within the ground floor kitchen.



PL29: View north east within the ground floor kitchen.

5.0 HERITAGE ASSET DESIGNATIONS

5.1 DESIGNATIONS

- 5.1.1 Major House is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It was formerly designated on the 30th September 1976 and the list entry for the building is as follows;

“GV II C18. Two storeys in stucco with modillions at eaves and three gabled carved C19 dormers of two lights. Plinth. Three windows per storey, all plain, except one on the right, a two-light C19 window without glazing bars. Windows have stone surrounds. The door has an open pediment over and a semi-circular fanlight with plain glass. Paterae and door of six fielded panels.”³

- 5.1.2 A side from being a listed building, Major House is sited within the defined boundary of the Clitheroe Town Centre Conservation Area which is a designated heritage asset. The special interest of the area is derived from the following;

- Clitheroe Castle, a Scheduled Ancient Monument;
- The relatively intact medieval layout of the original settlement;
- The Castle Grounds which is included on the English Heritage Register of Parks and Gardens;
- The architectural and historic interest of the area's buildings, 88 of which are listed;
- Church Street, the best area of Clitheroe's historic townscape;
- Historic late 19th century townscape along King Street including Police Station (1886), former Post Office (1879) and Victoria Buildings;
- Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary's Street and Brennand Street);
- Good examples of late 19th century terraced houses in Eshton Terrace;
- The prevalent use of local building stone;
- The distinctive skyline, especially as viewed from the Bashall Eaves area of the Borough;
- Open space beside Mearley Brook at the rear of SS Michael and John's Church;
- The Market Place;
- Traditional 19th century shopfronts;
- Views of Pendle Hill and distant fells to the west;
- Panoramic views from Clitheroe Castle;
- A pleasing historic townscape enhanced by the town's changes of level and curves in the old streets and areas of historic stone floorscape;
- Stone paved pedestrian alleys off Moor Lane and Church Street;
- Individual trees and groups of trees in the area's three significant open spaces.

- 5.1.3 The setting of these Heritage Assets will be affected by the proposals and although setting in itself is not a type of heritage asset, it will again be a material consideration during the planning process. Any assessment of the impact on setting must be proportionate to the significance of the affected heritage assets.

- 5.1.4 The 'setting' of a heritage asset is defined as;

³ Historic England (2019) National Heritage List for England; Major House – List Entry Number 1072376. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1072376> (Accessed on the 8th November 2019)

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁴

5.2 HISTORIC ENVIRONMENT RECORD CONSULTATION

- 5.2.1 The Lancashire Historic Environment Record (LHER) was consulted on the 21st August 2019 in order to determine if any entry was present with regards to Major House. An entry for the house exists, under HER number PRN17756, but contains no more information than the Historic England list entry for the building.

6.0 INVESTIGATIVE RESEARCH

6.1 SOURCES OF INFORMATION

- 6.1.1 A search of the following databases and archives has been carried out as part of this application;
- Archaeological Data Service
 - Historic England Online Archive
 - Lancashire County Archive Catalogue
 - Lancashire Historic Environment Record
 - Clitheroe Library
- 6.1.2 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building. However, a search of the above has yielded very little information which provides an understanding of the building's history and subsequent development.
- 6.1.3 Local Historian, John Lambert, has compiled a detailed history of the building in terms of its occupancy and ownership, a copy of which has been provided by Mr and Mrs Capstick, however this information has been summarised in relation to the site's history and development only and which has been provided below.

7.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

7.1 HISTORICAL BACKGROUND

- 7.1.1 Church Street is a part of the historic core of Clitheroe and was part of the main street within the 12th century medieval settlement. The street is characterised by 18th century buildings with 19th century remodeling having occurred. Up until 1826, and prior to the construction of York Street, this road was the main route to both Chatburn and Skipton.
- 7.1.2 A dwelling was stood on the application site in 1679 and was named as 'Marjery Aspinall's, who had occupied the dwelling sometime previous to 1679. It was John Coulthurst who occupied the dwelling in 1679 and although the property is conveyed to numerous others after 1679, the Coulthurst family would have ownership of the property up until 1760. The property also included a lane to the north

⁴ Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3, Second Edition*. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> (Accessed on the 11th October 2019)

side of the dwelling which is expected to be the present-day Paradise Lane, which had a right of passage for animals. In 1690, John Coulthurst conveyed a portion of the property to John Broughton, but this did not include the right of passage. This was to be held for John's son, Major Coulthurst, the buildings namesake, who was born in 1683. In 1692, Coulthurst and Broughton conveyed the property to Elizabeth Duxbury, who then conveyed it to Mr Ambrose Pudsay Esq. of Bolton Hall in Bolton By Bowland. In 1704, Major would sell the right of passage to Ambrose Pudsay before the entire property was then conveyed by Pudsay to Thomas Lister of Gisburne Park in 1717.

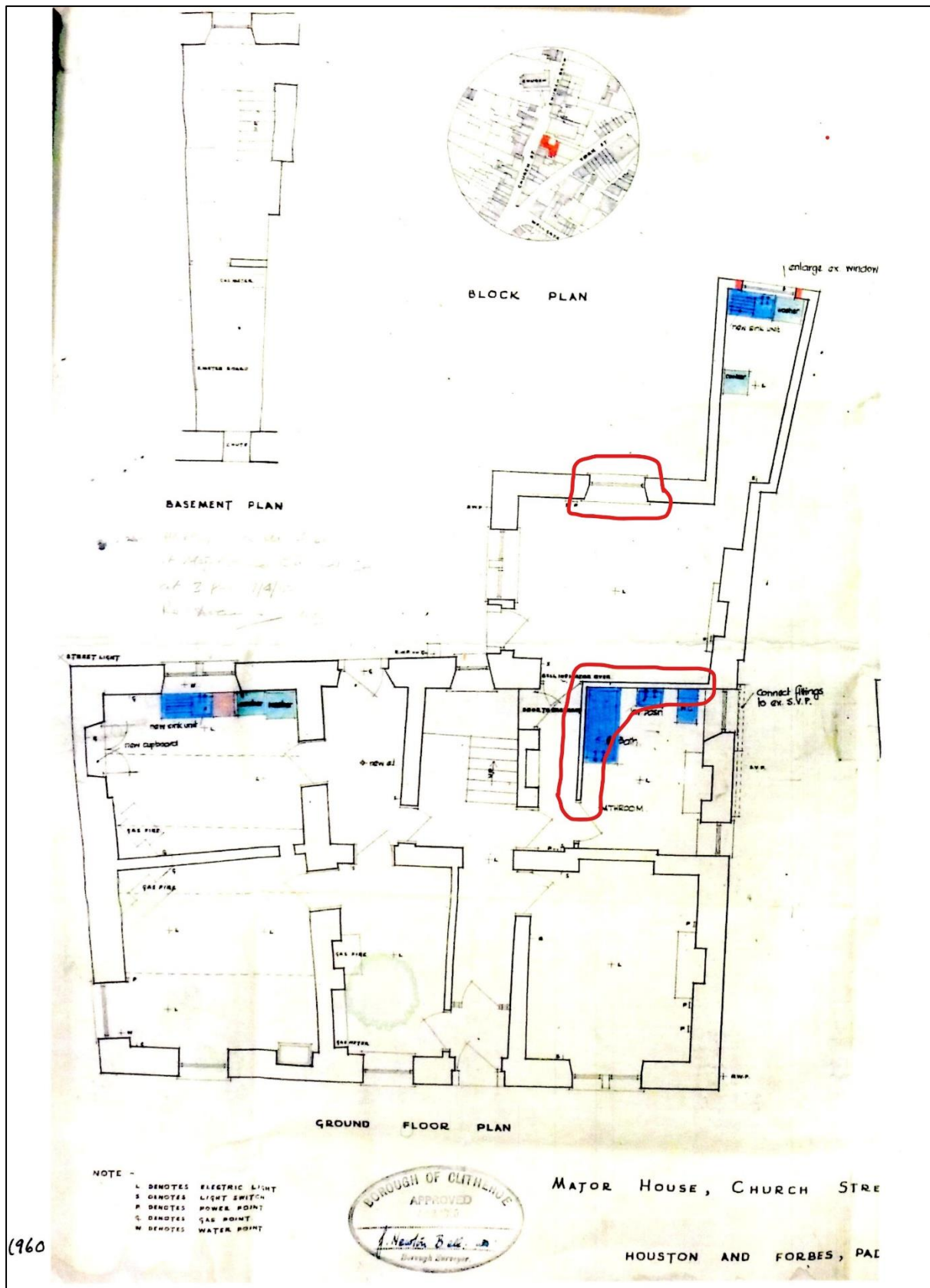
- 7.1.3 In 1752, Thomas Lister agreed the rental of the property to John Walsh, a tailor, but this lease was transferred to Thomas Earnshaw in 1753. It is at this time that Mr Lister agreed to repair or rebuild an old building to the to the rear of the house to house a cow and a horse. It was also agreed that lister would build a stable adjoining the house.
- 7.1.4 By 1760, the property was described as being comprised of two houses, one stable, one croft, an orchard and a garden. At this time the building was still under the full ownership of Major Coulthurst. By 1767, the property had been fully sold by the Coulthurst Family and was then under the ownership of John Aspinall of Standen Hall.
- 7.1.5 A survey of Clitheroe was carried out in 1801, by Mr Lister, and the property was tenanted by Lawrence Watson and the property was described as 'entirely newly built' with a shop, yard and garden. The property was sold by Mr Lister in 1802 and was purchased by Earl Brownlow. At this time the site was described as 'one messuage', formerly in two houses.
- 7.1.6 In 1822, Clitheroe was surveyed by Bawdwen and Alexander and the property was surveyed as being a house, yard and garden. It was in occupation by Joseph Kirkpatrick, a wine merchant. In August of 1833, Major House was sold at auction with the wine and spirit vaults, a stable, garden and out buildings.



PL30: Drawing of Major House from the early 19th century prior to its later 19th century re-fenestration and alterations. The appearance as shown could be the result of having been remodeled prior to 1801.



PL31: Undated photograph of Church Street, likely to be early 20th century. Note Major House on the left identifiable by its three roof dormers.



PL32: Ground floor plan of Major House dated 1960 produced by Houston and Forbes of Padiham.

- 7.1.7 Lang's Map of 1776 identifies burgess plot 40 as being 'Marjery Aspinall's' who occupied the property prior to 1679. The accuracy of the depiction cannot be confirmed but shows a relatively small building and narrow plot. It is possible, given that the building has been referred to as being of two houses, that this could have combined with the slightly large burgess plot 39, with the 'right of passage' being to the north of plot no. 40.



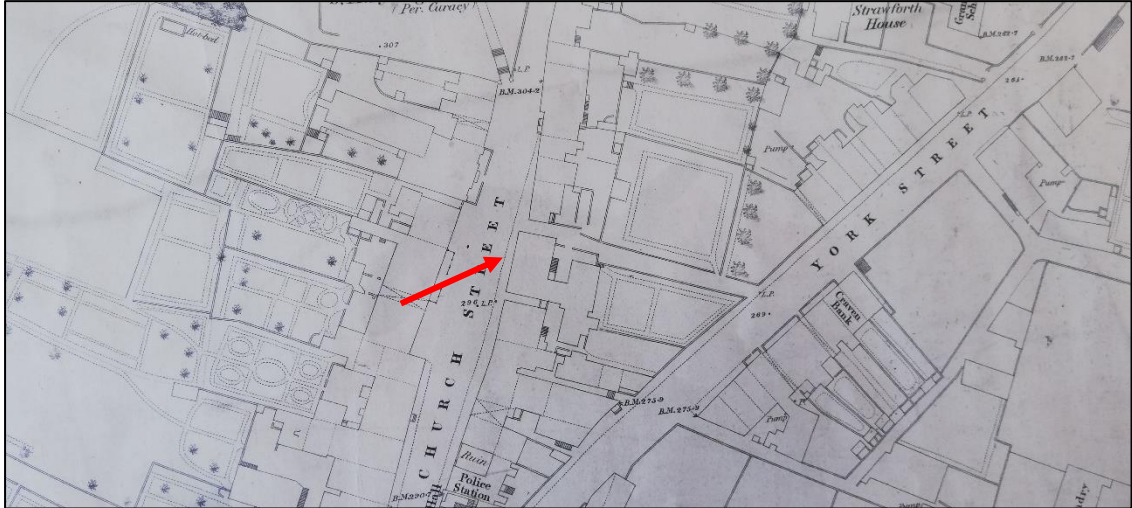
PL33: Extract of Lang's Map of 1776.

- 7.1.8 Bawdwen and Alexanders survey of 1822 shows a large rectangular building with an equally large 'L' shaped projecting outshut to the rear forming a 'U' shaped plan form. By this time the property had been described as being 'entirely newly built' suggesting that an earlier building had been demolished or significantly remodeled potentially resulting in the building shown previously in PL30 and shown as being of 1813. The buildings to the rear are like to be an attached stable building.

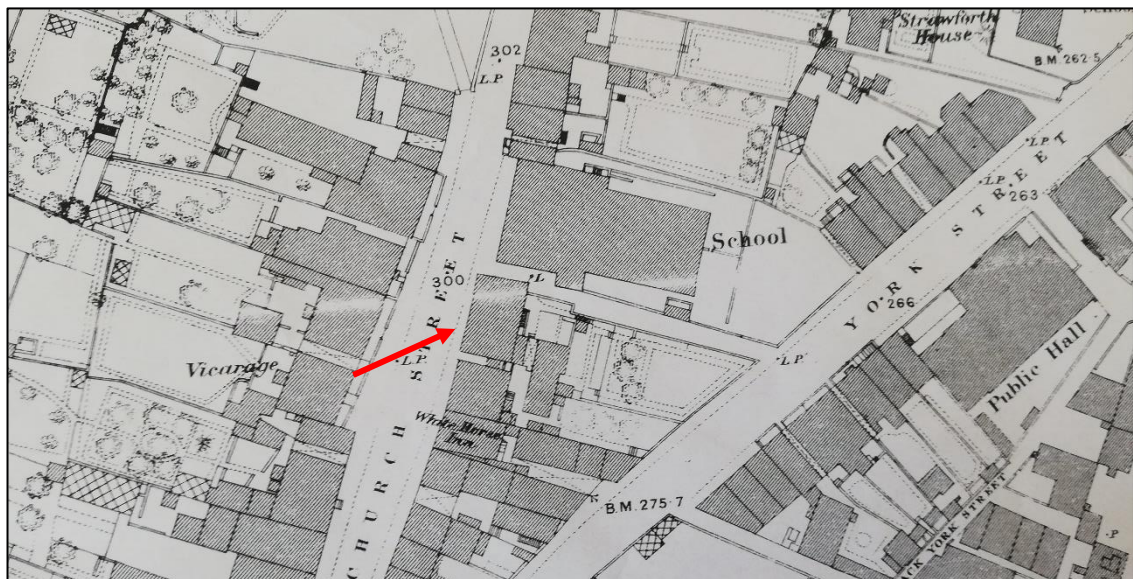


PL34: Extract from Bawdwen and Alexander's Survey of 1822.

- 7.1.9 The footprint of the building appears to remain unchanged by 1844 but by 1844 the north end of the rear outbuilding appears to have been largely demolished. This is also confirmed by slightly later mapping of 1886. It could be around this time that further remodeling of the property occurred, in particular the remodeling and re-fenestration of the front elevation. Base on the earlier illustration (PL30) and the existing appearance of the building, the windows have been changed from a late 18th century style to a late 19th century Victorian style.



PL35: Extract from OS map of 1844.



PL36: Extract from OS map of 1884.

- 7.1.10 The plan form of the building does not appear to change further from 1886 through to 1910, where the plan form appears to resemble what is extant in site at present. The rear outshut can be seen with the unit occupied by the extant greenhouse occupying being to the rear of the outshut.



PL37: Extract from OS map of 1886.



PL38: Extract from OS map of 1910.

- 7.1.11 The internal plan of Major house is of a double piled plan form being of two units deep and 3 units wide. An analysis of the internal plan form indicates that the property may have once been two separate dwellings, with northern units once being an adjoining cottage. The Clitheroe tithe map from the mid-19th century shows Major House as divided into two and could have potentially existed this way until the late 19th century but prior to its re-fenestration. A recess to the west wall within the north west unit suggest that this may have once been a former entrance doorway. The wall thickness between the north units and the more central units suggests it was an old dividing wall between two properties. This would suggest that the central and south units would have originally been more reminiscent of a traditional double pile plan form consisting of 4 units. It is like that the north wall within the entrance hall is a later addition in order to form a central entrance hall, a feature usually found amongst later examples of the double pile plan form. However, this does not appear to be purpose built as part of the houses past remodeling but a later insertion to achieve compliance with the architectural trends of the period. This is also suggested by the small size of the unit directly to the north of the entrance hallway and its likely that the hallway and adjoining north unit were once one unit, which would be directly entered into on entry through the front entrance doorway.

- 7.1.12 At first floor level. The four units of the double pile plan form consists again of six units with the addition of the rear unit to the outshut. The central unit to the west side has been subdivided to form a hallway and store room and would have once been a single unit. Again, the north wall of the central units is again much wider than the other internal walls and openings have been formed in each of the central units to provide passage into the north units. the south east unit has also been sub-divided divided to form a hallway and a bathroom.
- 7.1.13 The site of the greenhouse is likely to occupy the site of part of the now demolished rear out buildings, which now only exist at basement level and were once much higher, possibly with a further two floors above. However, it has not been confirmed if the rear outbuildings at basement level are the remains of these former buildings or if new structures have been built in their place.

8.0 PLANNING POLICY CONTEXT

8.1 STATUTORY LEGISLATION

- 8.1.1 The planning (Listed Buildings and Conservation Areas) Act 1990 applies, specifically s.66 (1) in particular, applies to developments which affect the setting of listed buildings and states;

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁵

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

8.2 NATIONAL PLANNING POLICIES

- 8.2.1 The relevant national planning Policies are contained within the National Planning Policy Framework (2019)⁶ and consist of the following;

189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

⁵ Section 66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990, Available at: <http://www.legislation.gov.uk/ukpga/1990/9/section/66> (Accessed on 5 8th November 2019)

⁶ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 8th November 2019)

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
192. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
197. 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 directly or indirectly affect 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.
198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

8.3 LOCAL PLANNING POLICIES

- 8.3.1 The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following:

Key Statement EN5 – Heritage Assets

“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”⁷*

Policy DMG1 – General Considerations

“In determining planning applications, all development must:

Design

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit.*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
4. *Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
5. *The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

⁷ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIs, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.”⁸

Policy DME4 – Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

⁸ Ribbles Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 86.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.*
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.*
- c) Production of design guidance.*
- d) Keeping conservation area management guidance under review.*

- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.”⁹

9.0 ASSESSMENT OF SIGNIFICANCE

9.1 EVIDENTIAL VALUE

- 9.1.1 The Historic England document “*Conservation Principles, Policies and Guidance*” (2008) states that “*Evidential value derives from the potential of a place to yield evidence about past human activity*”¹⁰
- 9.1.2 Major House is a medium sized 18th century town house that has physical evidence for the residential use of the site, a use that had already been established by 1679. Very little of the building stock from this period survives, and the amount of any 17th century fabric that has survived, if any, is likely to be minimal. The house itself is 18th century and it is possible that the substantial remodeling of any earlier house was carried out for the purposes of gentrification as opposed to the construction of an entirely new building. There is also physical and documentary evidence to suggest that Major House is an amalgamation of two separate properties. However, it cannot be confirmed when this merger occurred.
- 9.1.3 The plan form of the building adds to the evidential value of the building and denotes that that building has a complex historical development that has been undertaken in order to incorporate architectural trends of the time as a show of wealth and influence but also to meet the requirements of the occupants. There is also physical and documentary evidence to suggest that the building was formerly two properties. Major House was previously a bigger building however the buildings previously present to the rear, expected to be a stables or outbuildings have been demolished. These structures would have contributed greatly to the gentrification of the site and their loss will impact on the evidential value of the site. The double pile plan form is common amongst 18th century dwellings of this type but has been diminished by more modern alterations.
- 9.1.4 The external elevations also contribute to the evidential value of the building but to a lesser degree than the plan form as the exterior provides little evidence of the past development for the building, but this is clearer when an external evaluation is combined with available documentary evidence which shows the historical changes, particularly in relation to the changes to the fenestration.
- 9.1.5 The application site does have the potential to yield archaeological information as the site was in residential use by the late 17th century. But given the nature of the proposals, any below ground archaeological potential will not be disturbed and no further investigation is deemed to be necessary.
- 9.1.6 The evidential value of the Conservation Area is deep and varied. It is centralised on the historic core of the towns original 12th century settlement. The Conservation area contains good examples of 18th and 19th century buildings and range from two to four storeys in height and many of which will have replaced earlier medieval buildings, very little evidence of which remains. The style and uses of these buildings are varied and ranges from dwellings, religious, civic and commercial buildings and it is these buildings that make the most valuable contribution to the Conservation Area.

⁹ Ribble Valley Borough Council (2014) *Adopted Core Strategy 2008 – 2028*, Pg 97.

¹⁰ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

9.2 HISTORICAL VALUE

- 9.2.1 The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that *“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present”*¹¹
- 9.2.2 In terms of associative historical value, Major House and the Conservation area will forever be associated with the past occupants of the house and lived and worked within the town centre. Regarding Major House, there is no physical evidence of these associations manifested within the physical historic fabric of the building. Therefore, these associations will not be harmed by the proposed works and any future development proposals. However, it should be noted that these associations are of local interest only.
- 9.2.3 In terms of illustrative historical value, Major House is illustrative of a medium sized 18th century townhouse. The size of the house and the status of its past owners suggests that the building itself had a high status amongst the other buildings on Church Street. The status of Major House is also suggestive of the status of the surrounding dwellings on Church Street, as well as that of Church Street itself, which appears to be a street for the wealthy given the size and appearance of the buildings which line the road. The Conservation Area possesses high amounts of illustrative value derived from the existing building types, styles and uses, all of which evokes a sense of 18th and 19th century life within Clitheroe.

9.3 COMMUNAL VALUE

- 9.3.1 The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that *“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”*¹²
- 9.3.2 Major House is a dwelling in private ownership and use and as such the function of the building offers no communal value. However, the building is a prominent feature of the conservation area and streetscape of Church Street which will have been the back drop for numerous and varied memories for those who have experienced this part of Clitheroe and as such will provide a limited amount of communal enjoyment.
- 9.3.3 In terms of the Conservation Area, the existing buildings and natural features provide an interesting and varied historic environment for Clitheroe. The heritage of the town contributes to a strong sense of local community pride and will be imbedded within shared experiences and memories of life within the town. The communal value of the town will be high and the application site will make a positive contribution to this communal value on account of the character and appearance of the building as well as the contribution made by its setting.

¹¹ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 28.

¹² Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 31.

9.4 AESTHETIC VALUE

- 9.4.1 The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that *“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”*¹³
- 9.4.2 The aesthetic value of Major House lies primarily in its principle and west facing front elevation. Whilst the elevation is not symmetrical, it is dignified and has a neat quality to it, which has been achieved through the placement and proportion of the windows and entrance door, which is complemented by the use of an incised stucco wall finish. The open pediment over the door, as well as the fanlight and entrance door, whilst not original, add a polite quality to the elevation which is complemented by the plain modillions, decorative gutter and carved timbers to the dormers.
- 9.4.3 The rear elevation, is verging on more utilitarian in appearance. However, the fenestration is of some interest.
- 9.4.4. Clitheroe Conservation Area is characterised by buildings of various types, styles and uses and date largely from the mid-18th century to present, with the exception of Clitheroe Castle which is 12th century. The conservation area is most notable for buildings dating from the late 18th century and 19th century, many of which replaced earlier buildings. It was the 18th century that marked a shift in building design and appearance in Clitheroe as traditional vernacular buildings made way for ‘polite’ buildings influenced by proportionality and classical detailing.
- 9.4.5 It is stone and not brick that is the most prevalent material within the conservation area, used for walling, boundary’s, and some road and pavement surfaces. Welsh slate is the prevalent roofing material throughout the conservation area. This homogenous use of local stone, gives the town its distinct character and appearance and reinforces local distinctiveness.
- 9.4.6 A number of local features and details add to the distinct identity of the Conservation Area and form part of its special interest. These include; Clitheroe’s three former wells, red telephone kiosks, boot scrapers and cast-iron rainwater goods. These contribute significantly to the historic character and appearance of the conservation area.

9.5 STATEMENT OF SIGNIFICANCE

- 9.5.1 The grade II listed designation of Major House suggests that it is a building of significant importance from a national perspective in terms of its historical and architectural interest. The building’s significance is derived from its inherent special interest which goes beyond its initial reasons for listing, as an example of a medium sized 18th century town house. This report has identified that the building and its historical development is indeed more complex. The residential use of the site had been established by the late 17th century and Major House is likely to be the result of the substantially gentrified remodeling of an earlier building, which is likely to have occurred in the late 18th century, with further alterations having occurred in mid to late 19th century. There is also evidence to suggest that the building was formerly two separate properties in the 19th century.
- 9.5.2 As a result, the significance of Major House is derived from its extant historic fabric, its past development, its external appearance and internal and external details where they remain such as its staircase and window shutters. However, the internal features are limited and the interior of the building is more inferior to the exterior of the building. This significance is enhanced through its setting which includes the rear garden as well as its group value with other similar buildings on Church Street,

¹³ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 30.

all of which will have changed little since the mid-19th century. The modern timber greenhouse to the rear of Major House does not contribute to the significance of the building.

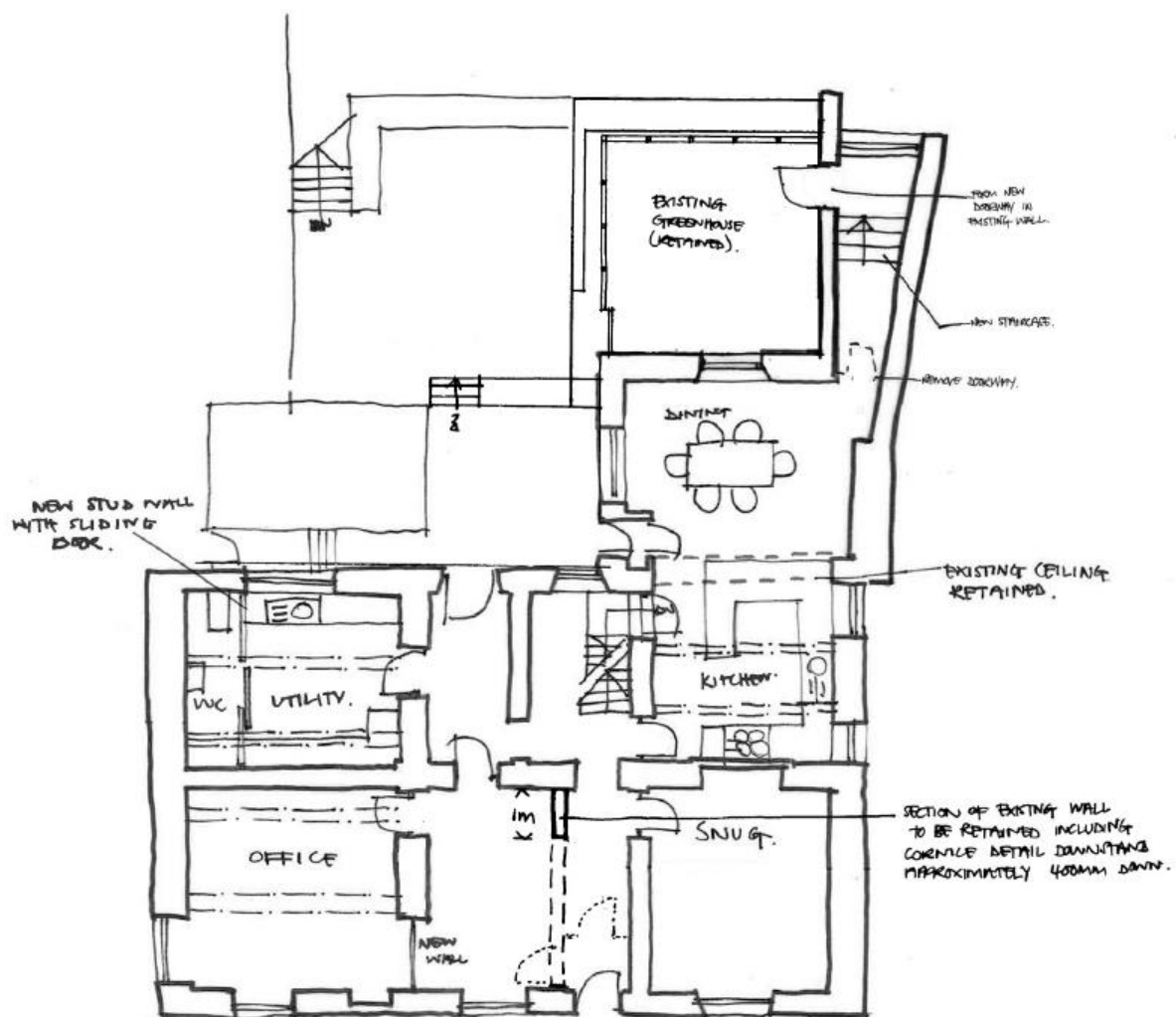
- 8.5.3 The Clitheroe Conservation Area possesses a range of heritage values, with the most significant being the evidential and illustrative historical values of the 18th and 19th century building stock and fabric as well as the simplistic and homogenous aesthetic of the use of local stone and the overall communal value of the Conservation Area. The application site imparts a positive contribution to the significance of the Conservation Area through its contribution to the streetscape of Church street which is considered to be the most significant contributor to Clitheroe's historic built environment.

10.0 PROPOSED WORKS

10.1 SUMMARY OF PROPOSED DEVELOPMENT

10.1.1 The proposed internal alterations consist of the following works;

- The existing rear office and ground floor bathroom will be altered to form a new kitchen and dining space.
- The existing modern kitchen units and appliances will be removed from the existing kitchen and the space will be sub-divided with a new partition wall and sliding door to provide a utility room, comprising of new units and sink, as well as a WC wash hand basin.
- The existing north wall to the ground floor entrance hallway is to be removed leaving a 1m section of the wall in place and steel structural support installed over the section to be removed. However, the proposed steel support will be installed below the existing wall detail present at higher level in order for this to be retained.
- Infilling of the existing wall opening to the ground floor north west unit.
- Removal of modern partitions forming the ground floor bathroom.



PL39: Proposed ground floor plan.

11.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

11.1 HERITAGE IMPACT ASSESSMENT

- 11.1.1 A heritage impact assessment has been undertaken in order to determine the potential impact of the proposed development plans on Major House, the Clitheroe Conservation Area and the setting of other nearby listed buildings.

Building Element	Description	Justification	Significance	Impact
Existing kitchen appliances and units are to be stripped out to allow for sub-division for utility room and WC provision.	The existing modern kitchen units and appliances will be removed and the space will be sub-divided with a new partition wall and sliding door to provide a utility room, comprising of new units and sink, as well as a WC wash hand basin.	The proposals are desirable to the applicants and are to be undertaken to improve the existing internal living accommodation to bring it to a standard that is to be expected of a family home and will provide enhanced functioning of the internal spaces. Without this degree of intervention, the conservation of the building is at risk due to under-utilisation as the internal interest of the building is of lesser interest than the buildings external appearance and its setting.	The existing kitchen units and appliances are of no heritage significance. However, the kitchen space contributes to the extant historic plan form layout of the ground floor of the building. This contributes to evidential value from which significance can be derived but in isolation only makes a minor contribution and the plan form of the building must be seen as a whole.	<p>The proposal would result in the minor sub-division of the existing kitchen space which historically would have been one space as at present. However, the proposed partitions will be in timber stud construction and can be removed at a later date without causing substantial harm to the building. In terms of the ground floor plan form, when viewed as a whole, the harm would be minor. The double pile plan form will remain legible due to the unit only being subdivided into two and also due to the narrowness of the WC unit.</p> <p>No impact on the conservation area or the setting of other nearby heritage assets.</p>

Removal of a section of the north wall to the ground floor entrance hallway.	The existing north wall to the ground floor entrance hallway is to be partially removed leaving a 1m section to the east side and steel structural support installed over the section to be removed. However, the proposed steel support will be installed below the existing wall detail present at higher level in order for this to be retained.	The proposals are desirable to the applicants and are to be undertaken to improve the existing internal living accommodation to bring it to a standard that is to be expected of a family home and will provide enhanced functioning of the internal spaces. Without this degree of intervention, the conservation of the building is at risk due to under-utilisation as the internal interest of the building is of lesser interest than the buildings external appearance and its setting.	It is possible that, given the amount of change that has occurred to the building through history, that this particular wall is a later addition in order to form an entrance hallway, a feature that is common amongst later examples of the double pile plan form dating from the early 19th century. This could suggest that the origins of the wall are late 18th to early 19th century. However, the dwelling appears to have been altered in order to confirm with this architectural style as opposed to having been purpose built this way. The suggestion that this is an inserted wall is reinforced by the narrowness of the unit immediately to the north as it is likely that this unit and the hallway unit would have been a single room. The removal of the majority of the wall but with a 1m section retained wall would go some way to restoring the plan form of this area of the building whilst the retention of the downstand with motif detailing would provide evidence of the past wall and aid its interpretation.	The removal of the north wall to the ground floor entrance hallway will result in the removal of some historic wall fabric, however in order to mitigate against this, a 1m section of the wall is to be retained to provide evidence of the wall's existence. A new steel beam will be installed in order to create a ceiling downstand as further evidence of the wall's former existence. This support will also be installed below the level of the existing high-level wall / ceiling detail within the existing store room / playroom so as to retain this important feature. No impact on the conservation area or the setting of other nearby heritage assets.
Closing off of the existing wall opening to the west side of the	The existing opening is to be closed off but will be done so	The proposals are desirable to the applicants and are to be	The plan dating from the 1960's shows no opening	Closing up of the opening will restore the historic plan form

south wall of the ground floor north west unit.	to leave a recess on each side of the proposed infill material.	undertaken to improve the existing internal living accommodation to bring it to a standard that is to be expected of a family home and will provide enhanced functioning of the internal spaces. Without this degree of intervention, the conservation of the building is at risk due to under-utilisation as the internal interest of the building is of lesser interest than the buildings external appearance and its setting.	present to this area suggesting that it is a modern insertion with no obvious historical significance.	to this area of the ground floor. Recesses will be formed to both sides of the wall to retain the presence of what will become a former opening. No impact on the conservation area or the setting of other nearby heritage assets.
Removal of modern partitions forming the ground floor bathroom.	The existing modern partitions are to be removed so as to allow for the opening up of the existing space to provide a new kitchen and dining room.	The proposals are desirable to the applicants and are to be undertaken to improve the existing internal living accommodation to bring it to a standard that is to be expected of a family home and will provide enhanced functioning of the internal spaces. Without this degree of intervention, the conservation of the building is at risk due to under-utilisation as the internal interest of the building is of lesser interest than the buildings external appearance and its setting.	The existing partitions are modern in nature and possess no obvious historical significance. It is likely that a masonry wall was once present here and would have been the rear elevation wall but this has since been removed with the modern partitions having been added in more recent times.	The removal of the modern partitions which form the existing ground floor bathroom will remove the sub-division of the south east unit and restore an element of the internal plan form layout in which a new kitchen can be installed with existing down stands retained to reflect the former plan form layout and the former presence of what would have been the rear elevation wall to this area.

				No impact on the conservation area or the setting of other nearby heritage assets.
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11.2 MITIGATION

11.2.1 In order to reduce the level of harm caused the following mitigation is proposed;

- All work should be undertaken by competent / suitably qualified contractors / workers who are competent and experienced in undertaking works to historic buildings and to ensure work is carried out with minimal harm to historic fabric. All work is to be carried out carefully and under supervision.
- Window / door details, material samples and specifications should be submitted for approval for by the local planning authority prior to commencement.
- Given the small nature of the proposals, a programme of historic building recording does not appear to be justified, however it would be prudent to undertake photographic recording prior to commencement of the works and then throughout the duration of the works. This should be undertaken in accordance with a written scheme of investigation which should first be approved in writing by Ribbles Valley Borough Council. This should also be undertaken in accordance with guidance issued by Historic England and the Chartered Institute for Archaeologists (CiFA).

11.3 CONCLUSION

11.3.1 This report has established that Major House is architecturally and historically significant and is worthy of its statutory designation as a grade II listed building, whilst also making a positive contribution to the Clitheroe Conservation Area. An assessment of the impact by the development proposals will cause less than substantial harm to the building whilst also enhancing its appearance and setting as well as the appearance and character of the conservation area and the settings of nearby heritage assets.

11.3.2 As the proposals are considered to cause less than substantial harm, the harm must be outweighed by the public benefits of the proposals in accordance with paragraph 196 of the NPPF. These would include the employment of a building contractor and any subsequent sub-contractors to carry out the work. This also includes a number of heritage benefits, which are also public benefits, which include;

- Reducing or removing risks to a heritage asset e.g. under-utilisation.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

11.3.3 Risks to the listed building, such as the under-utilisation of the building are currently present and threaten the conservation of the building. The proposals will remove these risks and the optimum viable use of the building as a family home can be achieved by bringing the internal living accommodation up to the standard that is expected of the optimum use as a family home.

11.4.4 The National Planning Practice Guidance states that “Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised.”¹⁴ If the proposals are to be considered as less than substantial harm, the harm must then be outweighed by the public benefits of the proposals which has been demonstrated through the previously described public benefits of the proposal. As such the proposal is consistent with the requirements of the National Planning Policy Framework and it is recommended that both planning approval and listed building consent are granted.

¹⁴ National Planning Practice Guidance, paragraph 015, Reference ID 18a-015-20140306