



Mr John Macholc
Ribble Valley Borough Council
Development Directorate, Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Direct Dial: 0161 2421442

Our ref: L01340870

5 January 2021

Dear Mr Macholc

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

**STANLEY HOUSE PRESTON NEW ROAD MELLOR BB2 7NP
Application Nos 3/2020/1060 & 3/2020/1059**

Thank you for your letters of 21 December 2020 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

Significance

Stanley House is an attractive building of seventeenth century origin. Its architectural interest derives from a number of factors, not least its imposing asymmetrical principal elevation, which is enlivened by a projecting porch, narrow casement windows, and attractive decorative hood-moulds.

Its evidential value has been partially diminished by the poor maintenance of the building in the twentieth century, which necessitated a considerable amount of intervention during the building's twenty-first century restoration. However, the plan form of the building is still legible, and provides important evidence of regional vernacular architecture, as it is characteristic of the yeomen and lower gentry houses of the area in the late sixteenth to eighteenth centuries.

There are a number of outbuildings of eighteenth century construction adjacent to the Hall. These form a significant element of Stanley House's immediate setting, but are of low significance individually. This setting has been considerably altered by the later development of the site, but does allow an understanding of how the building was



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416

HistoricEngland.org.uk





historically experienced, both in the retention of the outbuildings and in the preservation of the isolated nature of the complex, within its wider agricultural setting.

Stanley House is of exceptional significance, and is listed at grade II*. To the south of the site, Woodford Park is a designed landscape centred on Woodford Hall. Both the landscape and the hall are designated at grade II (as a registered park and garden and a listed building respectively). The proposed works would not affect the significance of either of these assets, or any designated and non-designated assets within them

Impact

The proposals seek to extend the footprint of the hotel, which the applicant states is necessary to secure its viable long term use. This is a principle which is supported by Historic England, as a viable use will also ensure the long term maintenance and protection of the listed building. This support is, however, dependent on the applicant demonstrating that it is a sensitive viable use, and that any alterations to the building or the wider site respect the significance of the listed building.

We considered the proposals at pre-application stage, and offered the following conclusions in our response to the applicant:

The revised scheme proposes an increase in the footprint of the built form, as well as a noticeable increase in the extent of the site which would be developed. However, it would also result in the proposed new built form being less intensive in nature, and being located in less sensitive areas of the site. In particular it is noted that the revised proposals would not physically adjoin the listed building, and would therefore create a clear sense of separation between Stanley House and the other built form on the site. The proposed development would therefore have a greater impact on the wider environment in which the listed building is experienced, but would [also] have a better impact on its immediate setting, and on the building itself.

As the significance of the listed building is considered to derive primarily from its physical fabric and the ability to appreciate its exceptional architectural interest from shorter views within the site, the movement of built form away from the listed building is considered to have a strong positive impact.

Conversely, the wider setting of the listed building is identified to make a low contribution to its significance, as it has already been fundamentally altered by the existing and additional permitted built form on the site. The greater proliferation of the built form across the site is, however, considered to have a minor negative impact, as it will cumulatively add to the existing separation of the hall from its historic wider setting, and add to the dominant nature of the new built form in approaches to the hall.





We would also note that the wider masterplan for the site better integrates the necessary parking provision needed to support the building's current and proposed uses. In particular it breaks up the mass of hard landscaping with soft landscaping and alternative surface finishes, in order to create a softer visual appearance.

Policy

National policy relating to the conservation and enhancement of the historic environment is articulated in section 16 of the National Planning Policy Framework. Pertinently to these applications, these policies state that assets should be conserved in a manner appropriate to their significance (paragraph 184) and that when considering the impact of a proposed development, great weight should be given to the asset's conservation (paragraph 193).

These national policies are supported in local planning policy. In this instance these are set out within the Ribble Valley Borough Council Local Plan (adopted 2014), with Policies ENV19 and ENV20 being of particular relevance to the assessment of these applications.

Position

Considered cumulatively the revised configuration of the buildings on the site would better reveal the special historic and architectural interest of the listed building. Historic England therefore would not raise any objections to the proposals set out within these applications, and would conclude the scheme would result in a development that would better preserve the significance of the listed building.

We would, however, suggest that, if the local planning authority was minded to approve the applications, conditions requiring the submission of additional detailed information would be beneficial. We would suggest that you consult your local authority's own specialist advisors in relation to the wording and scope of these conditions.

Recommendation

Historic England has no objection to the applications on heritage grounds, as we consider that the applications meet the requirements of the NPPF, in particular paragraph numbers 184 and 193.

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.





Historic England

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

Richard Broadhead

Inspector of Historic Buildings and Areas

E-mail: Richard.Broadhead@HistoricEngland.org.uk



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416

HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.