

HERITAGE APPRAISAL

FOR PROPOSED EXTENSION AND ALTERATIONS

TO

THE BUCK INN

SAWLEY ROAD

GRINDLETON

BB7 4QS



Sunderland Peacock and Associates Ltd

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CONTENTS

1.0	INTRODUCTION	04
2.0	SETTING AND CONTEXT	05
3.0	HERITAGE ASSET DESIGNATIONS	10
4.0	HISTORICAL AND ARCHAEOLOGICAL CONTEXT	10
5.0	SUMMARY OF SIGNIFICANCE	11
6.0	DEVELOPMENT PROPOSALS	11
7.0	HERITAGE IMPACT ASSESSMENT	16

APPENDIX A – SUMMARY OF SPECIAL INTEREST OF THE GRINDLETON CONSERVATION AREA

APPENDIX B – LIST ENTRY FOR THE DUKE OF YORK HOTEL

APPENDIX C – PLANNING POLICY CONTEXT

APPENDIX D – PRE-APPLICATION ADVICE RESPONSE

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I.0 INTRODUCTION

I.1 OVERVIEW

I.1.1 This Heritage Appraisal has been produced in support of an application for planning permission for proposed extension and alterations to;

The Buck Inn, Sawley Road, Grindleton, BB7 4QS

I.1.2 The Buck Inn dates from the 18th century but is not a listed building, however it is considered to be a non-designated heritage asset by RVBC due to its status as a 'Building of Townscape Merit'. The application site is within the Grindleton Conservation Area and is considered to be within the setting of the Duke of York Hotel, a grade II listed building.

I.2 PURPOSE

I.2.1 The National Planning Policy Framework (NPPF), 2019 requires that an assessment of the significance of any heritage asset, including their setting, that are to be affected by development proposals as part of planning applications and applications for listed building consent.

I.2.2 It is produced in response to 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

I.3 METHODOLOGY

I.3.1 This document has been produced in accordance with the following series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.²
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.³
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁵

¹ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework, Page 55, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (Accessed on 22nd March 2021)

² Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

³ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁴ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

- Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (2nd Edition)⁶

1.3.2 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 buildings.

1.3.3 Due to the Covid-19 Pandemic, historic research into the site has been limited due to closure of archival depositories.

1.4 AUTHOR

1.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

2.0 SETTING AND CONTEXT

2.1 SITE LOCATION

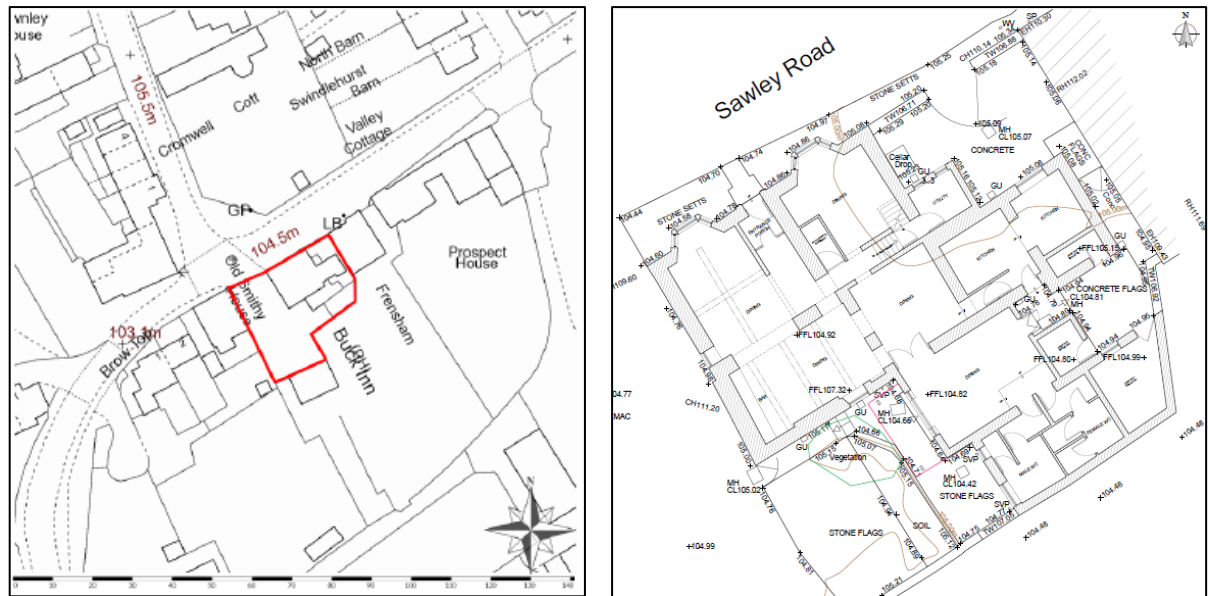
2.1.1 The Buck Inn is located in the centre of the village of Grindleton, in the Ribbles Valley Borough of Lancashire but historically once part of the West Riding of Yorkshire, however this ceased in 1974 when the village became part of Lancashire. The Buck Inn is sited prominently on the south side of Sawley Road, to the east of the intersection with Main Street.

2.2 SITE DESCRIPTION

2.2.1 The Principal north elevation of the Buck Inn Faces directly onto Sawley Road. To the east of the building is a stone boundary wall with stone gate posts and forms a small enclosure to the north of the east side extensions with tarmac surface treatment. To the west of the building is an area of tarmac used for a small amount of car parking. A small area of stone flagging with a planted area is located to the south west of the site.

⁵ Chartered Institute for Archaeologists (2014) *Standard and Guidance for Historic Environment Desk Based Assessment (Online)* Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

⁶ Historic England (2017) *Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (2nd Edition) (Online) Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (Accessed on 22nd March 2021)



PL10: Site Location Plan and Existing Site Plan

2.3 BUILDING DESCRIPTION

- 2.3.1 The front elevation of the Buck Inn is relatively symmetrical in appearance and with a painted cement render finish and natural slate roof covering. The main access door is central to the elevation with a 19th century raised and fielded panelled door and glazed transom above. The door surround is Georgian inspired with classical detailing to the column heads however the elongated nature of the surround has taken precedence over strict classical proportions. Photographic evidence would suggest that the door surround was added after 1900. The central doorway is flanked on both sides by canted bay windows with cornice and crenelated detailing and three timber casement windows. Above the central door way is a small semi-circular arched headed window with plain stone surrounds. Rectangular window openings flank the central window at first floor level with plain, squared stone surrounds and mock sash timber casement windows. Dressed stone quoins are present to the north and west corners of the front elevation.
- 2.3.2 The north west gable end elevation is relatively simple in appearance, with the reveals of the front elevation stone quoins present to the north end of the elevation. A window opening is present centrally to the ground floor with a further window present to the south end at first floor level. Both windows appear to be mock sash uPVC windows with double glazing. A stone-built chimney stack is present at ridge level.
- 2.3.3 The rear elevation of the Buck Inn is partially concealed at ground floor level as a result of later additions. At first floor level are three windows, the smallest of which is a later addition to suit the modern subdivision of the internal space at this location. The windows have plain, square surrounds and timber mock sash casement windows. A modern addition abuts the rear elevation and infills the space between the Buck Inn and the current WC block. The additions plain in appearance with a painted render wall finish and slate roof coverings.
- 2.3.4 The east gable end elevation, like the other elevations is relatively plain in appearance with a painted render wall finish and stone chimney stack at ridge level. Further additions adjoin this elevation again with painted render and natural slate finishes.
- 2.3.5 The interior of the building has been altered through the formation of wall openings but the double pile layout of the building remains legible at ground floor level but less so at first floor level, which has also been subdivided with modern partitions. The interior is essentially mid – late 20th century in appearance with no obvious significant features of interest.



PL02: Fron North West Elevation of the Buck Inn.



PL03: View of the Buck Inn from the North.



PL04: View of additions to the north west gable end of the Buck Inn.



PL05: View of the Buck Inn from the east.



PL06: View of the Buck Inn from the South East.



PL07: View of the additions to the rear elevation of the Buck Inn from the west.



PL08: View of the south west facing gable end.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

3.1.1 The Buck Inn is considered to be a non-designated heritage asset by RVBC due to its status as a 'Building of Townscape Merit'. The National Planning Practice Guidance defines a non-designated heritage asset as the following;

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.⁷

3.1.2 The application site is located within the defined boundary of the Grindleton Conservation Area which is a Designated Heritage Asset. A summary of the special interest of the Grindleton Conservation Area is provided within Appendix A.

⁷ National Planning Practice Guidance (2019) What are non-designated heritage assets? Paragraph 039 Reference ID: 18a 20190723(Online) Available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#:~:text=Non%2Ddesignated%20heritage%20assets%20are,criteria%20for%20designated%20heritage%20assets.> (Accessed on 23rd May 2021)

- 3.1.3 The application site is also considered to be within the setting of the grade II listed Duke of York Hotel, the list entry for which is provided within Appendix B. Setting is defined as;
*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.*⁸

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 SUMMARY OF HISTORICAL DEVELOPMENT

- 4.1.1 The history and development of the Buck Inn does not appear to be well documented amongst published and unpublished documentary sources. The exact origins of the building are unknown but it is suggested the building first served as a private, double piled dwelling prior to its change in function to that of a Public House. The internal layout would certainly suggest that it was formerly of double pile plan form and its external appearance might suggest that it dates from c.1800.
- 4.1.2 The building first appears on the Grindleton Tithe Map of 1848 and is denoted with '76' on the map. The building is shown as 'L' shaped in plan, with the front section being rectangular (from east to west) with a small projection to the west side of the rear elevation. The building appears to be only half the size of the current building, suggesting that the building depicted on the map may have been extended to the rear. However, the accuracy at which the tithe map depicts the building cannot be relied upon and further investigations would be required to confirm this.
- 4.1.3 OS mapping from the mid-19th century first denotes the building as 'The Buck Inn' which is shown as a square building with a projecting addition to the east elevation, which is single storey in size and is still extant today and accommodates the present kitchen area. The small courtyard is shown to the north of the east side elevation outshut, with a collection of smaller outbuildings to the rear of the building. No further changes appear to have occurred on viewing OS mapping from the early 20th century. By 1970, the small outbuildings to the south west of the site appear to have been demolished and a new larger outbuilding having been constructed to the south east corner of the site and currently serves as the WC area of the building. 1970's mapping also shows a small addition to the north elevation of the east outshut, which currently serves as a utility room in the building. The infill extension between the rear elevation of the building and the south east outbuilding dates from after 1970 and is late 20th century in origin.

⁸ Historic England (2017) The setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2nd Edition) (Online) Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (Accessed on 23rd May 2021)



PL09: Extract of a photograph c.1900 with the Buck in Visible in the background. Note the entrance doorway which appears to be of a different style to the extant doorway and has a plain straight door head.



PL10: Photograph of the Buck Inn dating from the mid to late 1950's. Note the visible half-landing window to the east gable end which is now an internal doorway.

4.2 PAST PLANNING APPLICATIONS

- 4.2.1 A search of the Ribble Valley Borough Council online based planning application database has yielded no results regarding past planning applications for the site up until the mid-1990's. This search was not exhaustive and past applications may be present from before this time.

Application Reference	Proposals	Decision
3/2007/0812	Installation of a new stainless steel extract system with galvanised ductwork and associated fittings to exhaust fumes from the kitchen, away from neighbouring properties.	Approved No Conditions 12/10/2007
3/2007/0481	Proposed erection of slate mono-pitch roofed shelter attached to existing flat roofed extension to rear of premises and replacement of existing sliding patio doors with French style doors and glazed side panels.	Approved No Conditions 20/06/2007

5.0 SUMMARY OF SIGNIFICANCE

5.1 SIGNIFICANCE OF THE BUCK INN

- 5.1.1 The Buck Inn is the primary Heritage Asset under consideration as part of the application for planning permission. The fact that this building is not formally designated as a listed building suggests that it possesses only a limited level of intrinsic interest. This interest is not sufficient to establish it as being architecturally and historically important in a national context but is of only of local interest as a 'building of townscape merit'. The building is likely to have been constructed c.1800 and may well have been a double piled dwelling prior to being changed to a public house some time during the mid – 19th century. The significance of the building is derived from its extant historic fabric which is largely limited to its existing walling fabric as the building has lost any original windows and its interior is largely 20th century and is of a much lesser degree of importance. However, its double pile plan remains legible, albeit wall openings have been formed and internal spaces have been sub-divided. As a result, its significance lies primarily in the exterior of the building, in particular the front north west facing elevation, where the majority of the external interest of the building is located.

5.2 SIGNIFICANCE OF THE DUKE OF YORK HOTEL

- 5.2.1 The grade II listed status of the Duke of York Hotel indicates that it is a building of significant architectural and historic interest in a national context. The building dates from c.1800 and is likely to have been a private, double piled house prior to its change in function as a public house by the mid-19th century. The significance of the building is derived from its early 19th century historic fabric and features and as the interior of the building has been substantially altered, its interest primarily lies in its external appearance and fabric and the contribution this makes to the local streetscape. Little remains of the early 19th century core of the building resulting in a lesser degree of significance regarding the building's interior. The siting of the building at the 'gateway' into the village at the south end of Main Street contributes positively to its overall significance. ⁹

⁹ Garry Miller Historic Building Consultancy (2020) Proposed Change of Use at the Duke of York Inn: Heritage Assessment (Online) Available at: https://www.ribblevalley.gov.uk/planx_downloads/20_0219_Heritage_Statement.pdf (accessed on 26th May 2021)

5.3 SIGNIFICANCE OF THE GRINDLETON CONSERVATION AREA

5.3.1 The designation of the village of Grindleton as a Conservation Area highlights its important architectural and historical character and appearance and its special interest is derived from the historic core of the village which is considered to date from the Anglo-Saxon period. The character and appearance of the historic core is derived from the many traditionally built, historical buildings i.e., farmhouses, barns and differing types of dwelling all of which remain connected by the medieval street layout. The village has a rural setting that is dominated by outward views across the surrounding open countryside, comprising of farmland and woodland, and with views southwards towards Pendle Hill, Chatburn and Worston.

6.0 DEVELOPMENT PROPOSALS

6.1 SUMMARY OF PRE-APPLICATION ADVICE

6.1.1 Pre-application advice was received from Ribble Valley Borough Council regarding the proposals, the main points of which are summarised below;

- The borough council would welcome, in principle, the Buck Inn being brought back into use.
- Proposed extensions are considered to be unduly prominent, incongruous and conspicuous because of their siting and form and would appear as harmful to the character and appearance of the Grindleton Conservation Area and the setting of the Duke of York Hotel, therefore being contrary to the relevant policies of the Ribble Valley Core Strategy.
- Elements such as the front yard to the north east gable end of the property, including its structures and enclosure would be lost as a result of the proposals. Views of the two-storey gable and of the building as well as the symmetrical appearance of the front elevation will also be lost.
- The proposed two storey extension has been set back from the front elevation of the building only by a small amount, along with the ridge line of the extension and its appearance is suggestive of 'a building with integral garaging'.
- The rear extension will obscure the ground floor of the rear elevation and the proposed flat roof and fenestration is not considered to be sympathetic.
- Historic walling material will be removed to the east gable end wall.
- The proposals are generally considered to be harmful to the character and appearance of the conservation area and the setting of the grade II listed Duke of York Hotel. However, the intention to reinstate the building as a vibrant pub and business which will contribute to the local economy by way of trade, employment and tourism has been noted by the Conservation Officer.

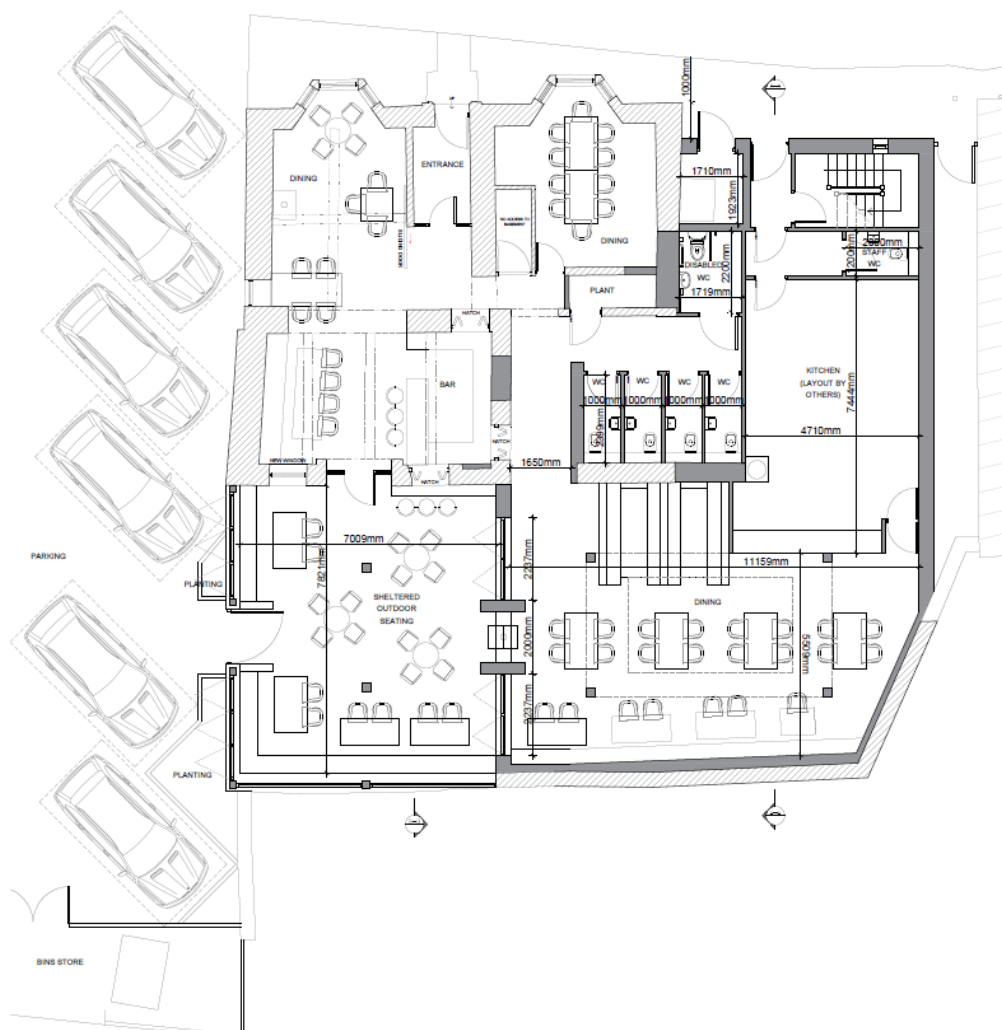
6.2 SUMMARY OF DEVELOPMENT PROPOSALS

6.2.1 To follow is a summary of the development proposals and how the design has been adapted to take into consideration the comments from the pre-application advice. The development proposals consist of a 'wrap around' extension to the east and south elevations of the Buck Inn, which is two storeys to the east side, with the remainder being single storey. An open sided, covered, outdoor seating area is proposed to the south west corner of the site.

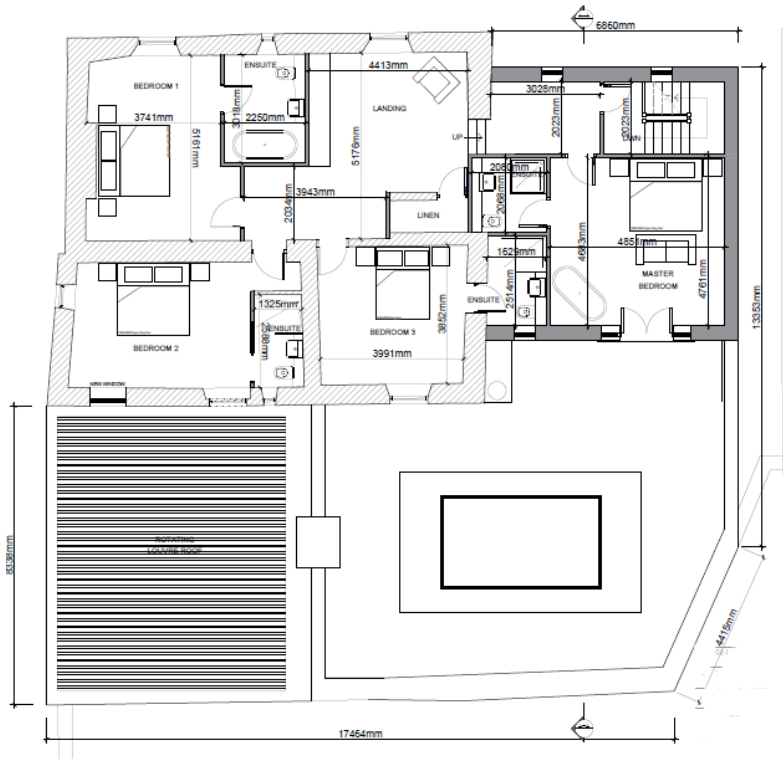
6.2.2 The two-storey element of the extension is of traditional gable form and has been set back further from the front elevation of the Buck Inn, following pre-application advice and is now set back 1m. This has also resulted in a reduction in the ridge height, all of which will make for a subservient addition to the building. This extension is of stone construction so as to create a sympathetic contrast with the appearance of the Buck Inn which is rendered. The roof covering is in natural slate to match the Buck Inn. Similar stone detailing has

been adopted in the form of stone quoins and stone surrounds to openings. Two large 'cart entry' type openings are proposed to the ground floor of the front elevation to provide a sense of agricultural character, something which is prevalent within the conservation area, with timber cladding and a window and doors incorporated. At first floor level are two semi-circular arch headed windows, with stone surrounds matching the central first floor window to the front of the Buck Inn. The external appearance will achieve visual subservience. The first-floor elevation of the two-storey element incorporates a small window opening to an en-suite and a larger window to the bedroom, all with plain stone surrounds.

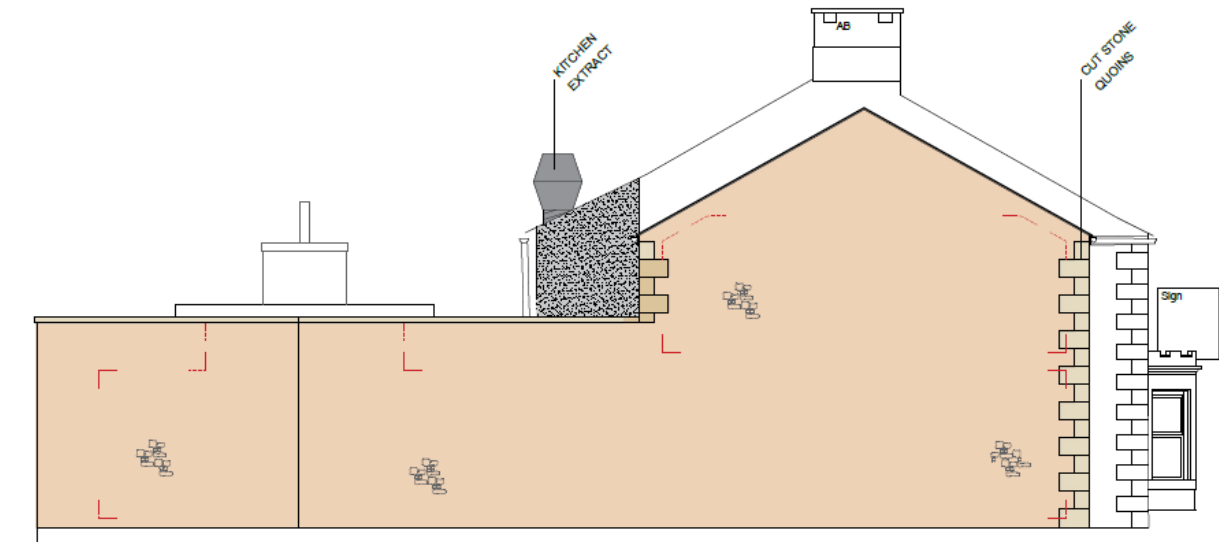
6.2.3 The single storey element of the development proposals is of stone construction and more plain in appearance given its rear location which will not be visible from the historic core of the Conservation Area and from Sawley Road. The roof form will consist of a contemporary flat roof with projecting sky-light, all of which is appropriately positioned at the rear so as to prevent undue visual impact on the Conservation Area. A contemporary two-way fireplace is present to the south west elevation to serve both the proposed indoor and outdoor seating areas and will be flanked by two sets of bi-folding doors. The outdoor seating area will be enclosed with oak framing supported on stone dwarf walls, with glazing infill and with timber louvres forming the covering for shading and shelter. A new external entrance will be formed to the rear elevation of the Buck Inn to serve the external seating area, with a single leaf door and fixed sidelights, bar servery hatch and a new window to increase the provision of natural lighting to the immediate interior. Above, will be a new first floor window opening, with plain stone surround, again to increase the provision of natural light.



PL1 I: Proposed Ground Floor Plan (NTS)



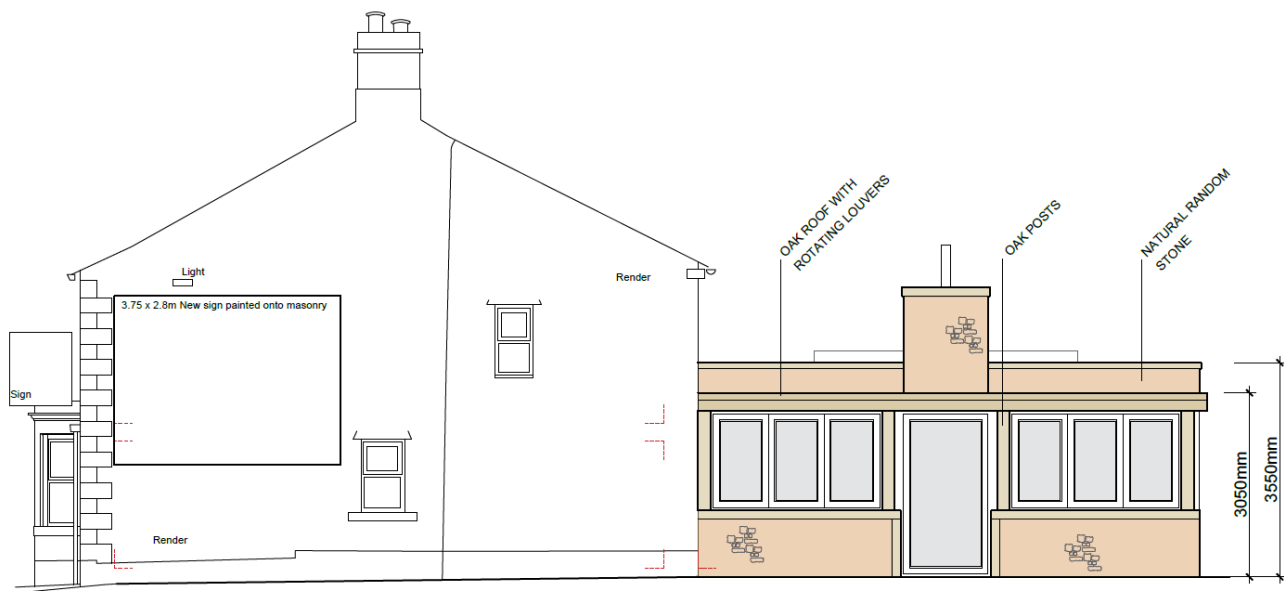
PL12: Proposed First Floor Plan (NTS)



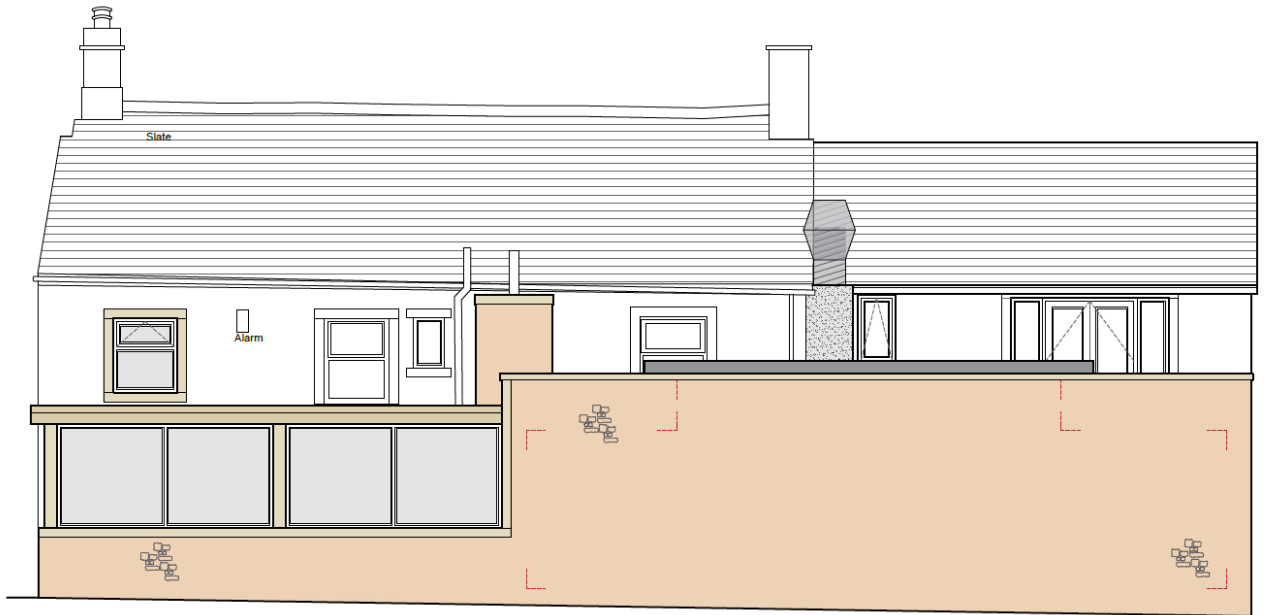
PL13: Proposed North East Elevation (NTS)



PLI 4: Proposed North West Elevation



PLI 5: Proposed South West Elevation (NTS)



PL16: Proposed South East Elevation (NTS)

7.0 HERITAGE IMPACT ASSESMENT

7.1 IMPACT ON THE BUCK INN AS A NON-DESIGNATE HERITAGE ASSET

7.1.1 The impact of the proposals will be assessed in relation to the loss of historic fabric and the visual impact of the proposals. The majority of the areas to be demolished are modern in origin and date from the mid to late 20th century. The east outshut is also proposed for demolition and dates from at least the mid-19th century. However, its significance is to a much lesser degree than that of the main core of the Buck Inn, given that it has no particular individual interest. The visual impact of the proposed two storey element has been lessened through the adoption of traditional materials and features and agricultural elements of character so as to be harmonious with the surrounding buildings. The more contemporary single storey element is located to the rear south east side of the site where its visibility will be very limited so as not to harm the traditional character of the building, in particular its principle front elevation. All of the proposed additions are subordinate both in size and also from a visual context by virtue of material selection and incorporation of similar architectural features.

7.2 IMPACT ON THE GRINDLETON CONSERVATION AREA AS A DESIGNATED HERITAGE ASSET

7.2.1 There is expected to be minimal visual impact on the character and appearance of the Grindleton Conservation Area due to the proposed additions only being largely visible when viewed up close as their visibility is minimal when viewed from the east and west ends of Sawley Road as well as from the south end of Main Street. Any visual impact is mitigated through material selection, proposed siting and appearance of the additions.

7.3 IMPACT ON THE SETTING OF THE DUKE OF YORK HOTEL AS A DESIGNATED HERITAGE ASSET

7.3.1 The Duke of York Hotel is located some 20m to the north West of the Buck Inn and due to the siting of the proposed additions, namely the two-storey element and the covered external seating area, their visibility from the site of the Duke of York will be very limited and further mitigated by material selection and the proposed visual appearance of these additions. The view eastwards along Sawley Road towards the Buck Inn, will also be largely unaffected as the proposed two storey element will be set back by 1m and again mitigated by the proposed appearance and material selection. As a result, there will be minimal impact on the setting of the Duke of York Hotel in regard to the visual impact of the proposals.

7.4 IMPACT ON NON-SCHEDULED BELOW GROUND ARCHAEOLOGICAL REMAINS

7.4.1 The two-storey extension is to be sited to the north east gable of the existing building, with a single storey extension present to the rear south east elevation, both of which will require excavation works as part of the construction of foundations and floor structures. Map regression analysis of the site has demonstrated that the likelihood of encountering below ground archaeology dating from the mid-19th century onwards is unlikely, with the exception of the outbuildings shown on late 19th century mapping which have since been demolished. However, any below ground archaeology pertaining to these structures is likely to have been significantly disturbed due to past extensions and landscaping to the site. The presence of any below ground archaeological remains from structures which precede the mid-19th century is unknown; however, no evidence has been found relating to any pre-19th century structures to the site which have since been demolished.

7.5 PUBLIC BENEFITS OF THE PROPOSALS

7.5.1 The harm to designated heritage assets is considered to be 'less than substantial harm' and therefore must be weighed against the proposed public benefits of the proposals, which are numerous and take the form of a number of social, economic and environmental benefits. The benefits of the development proposals consist of;

- The re-use of an existing heritage asset and the sustaining of its optimum viable use as a public house / restaurant. The re-use of the building will conserve its presence of part of the streetscape of Sawley Road and the wider village setting to which it makes a positive contribution.
- The building will serve as an important social building and meeting place for the local and wider community and its high communal and social value will be reinstated upon the reintroduction of its former use. The loss of such a building would have a detrimental impact on the social facilities within the village.
- The use of the building will contribute to business growth, employment generation and growth to the local economy.
- The introduction of guest accommodation at first floor level will also result in tourism benefits also resulting in business growth and growth to the local economy.
- This is an opportunity to reinstate a sustainable use which should be considered as more preferable to no action which will result in stagnation and the disuse of the building whilst waiting for potential future alternative options.

APPENDIX A – SUMMARY OF SPECIAL INTEREST OF THE GRINDLETON CONSERVATION AREA

The Grindleton Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Grindleton Conservation Area derives from the following features:

- Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages;
- The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road;
- Its important place in non-conformist history as the village that gave birth to the Grindletonian sect in the 1600s;
- Numerous historic buildings, including 17th and 18th century weavers' cottages, given extra height and bigger windows in the 19th century;
- Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village; Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill.

APPENDIX B - STATUTORY LIST DESCRIPTION

Name: Duke of York Hotel

List Entry Number: 1072148

Grade: II

Date first listed: 20th February 1984

Listing NGR: SD 75900 45490

Public house, early C19th. Squared sandstone with diagonal tooling. Stone slate roof. Double-pile plan with end stacks and chamfered quoins. 2 storeys with attic, 2 bays. Windows sashed with no glazing bars and with plain stone surrounds. To the left of the door is a double window with central square mullion. The door, between the bays, has a plain stone surround and moulded open pediment on console brackets. The gables have copings and footstones. To the left is a further bay having a double window on the ground floor and a single window above, and with quoins having diagonal tooling. The right-hand return wall (facing east) has 3 windows on the ground floor and 4 on the 1st floor, similar to those of the main facade. Above is an attic window with plain stone surround and semi-circular head.

APPENDIX C – PLANNING POLICY AND GUIDANCE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

This act of parliament forms the legislative foundation for decision making on applications that relate in particular to listed buildings and conservation areas.

Section 66 of the Act imposes a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant 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.”¹⁰

NATIONAL PLANNING POLICY FRAMEWORK

Development proposals affecting heritage assets will be subject to the national planning policies contained within the National Planning Policy Framework which provides the overarching planning policies for England and how these should be taken into consideration when preparing development proposals. The relevant policies relating to the conservation and enhancement of the historic environment expect that development proposals affecting heritage assets be clearly and convincingly justified and that the impacts on the significance of any affected heritage assets be made clear.

The relevant policies relating to the conservation and enhancement consist of the following paragraphs of the NPPF;

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.
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;

¹⁰ 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)

- 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 accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

LOCAL PLANNING POLICIES

The relevant local planning policies are contained within the 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.

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.

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 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.

APPENDIX D – PRE-APPLICATION ADVICE RESPONSE



RIBBLE VALLEY BOROUGH COUNCIL

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Dear Richard

THE BUCK INN, GRINDLETON PRE-APPLICATION ENQUIRY

Thank you for your request for pre-application advice concerning the design of proposed extensions to the Buck Inn (currently vacant) and our virtual meeting of 4 May 2021. I would reiterate that the Borough Council would welcome, in principle, this heritage asset being brought back into use. Ribble Valley Core Strategy Policy DMB1: Supporting business growth and the local economy, identifies "proposals that are intended to support business growth and the local economy will be supported in principle". See also Key Statements EC1 and EC3 and Policies DMB1 and DMB3.

An assessment of heritage significance has not been submitted with the application. However, the Buck Inn is very prominently sited at the junction of Sawley Road and Main Street and within the immediate setting of the Duke of York Hotel (Grade II listed). The Grindleton Conservation Area Appraisal identifies "*The Duke of York and The Buck Inn – dating from the 18th century, both symmetrical double pile houses*" and the Buck Inn to be a Building of Townscape Merit making a positive contribution to character and appearance.

The 1850 OS map appears to show there has been little change to the south-east side of Sawley Road i.e. detached properties at the roadside. There is a small yard area to the north-east gable of the Buck Inn enclosed by single storey pitched-roof extensions (of traditional build noting random stone gable?) and traditional roadside walling and gate – at our meeting it was confirmed that these structures are to be removed.

The Buck Inn access/car park and land to the rear is included within the Grindleton Conservation Area and is visible from the Duke of York (within its setting). Further to the east, the Grindleton Conservation Area was extended in April 2007 to "*take in three fields to the south of Sawley Road, which should be preserved as open spaces to protect the panoramic views from this part of the village*".

In my opinion, the proposed extensions are unduly prominent, incongruous and conspicuous because of their siting and form and are harmful to the character and appearance of Grindleton Conservation Area and the setting of the Duke of York Hotel and contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy. Interest from: the front yard and its structures and enclosure; views of the two-storey gable from the east and the distinct symmetric views from the front are to be

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lost. The two-storey extension has little set-back or set-down and is suggestive of a building with integral garaging. The rear extension obscures the whole of the rear ground floor and the treatment of its roofs (flat) and fenestration is not sympathetic to historic building form.

The proposals include the removal of historic gable walling. 'Making changes to heritage assets' (Historic England, 2016, paragraph 42) identifies "The historic fabric will always be an important part of the asset's significance ... It is not appropriate to sacrifice old work simply to accommodate the new".

The availability of pre-application advice from Lancashire County Council Highways was discussed at our meeting.

In my opinion based upon the information submitted (no detailed discussion of public benefits; no discounting of alternative less harmful proposals which would result in similar benefits), the proposals are harmful to the character and appearance of Grindleton Conservation Area and the setting of the Duke of York Hotel and contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy. However, the intention to reinstate the building into a vibrant pub and business which will enhance the local economy through trade, tourism and jobs is noted. NPPF paragraph 196 requires that any public benefits of development identified in a planning application be weighed against harm to the significance of designated heritage assets (Grindleton Conservation Area; Duke of York Hotel). NPPF paragraph 194 requires that 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.

However, these are my opinions as an officer of the Borough Council which will not prejudice any formal decision of the Borough Council.

Yours sincerely,

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PRINCIPAL PLANNING OFFICER

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