

**PLANNING AND  
HERITAGE STATEMENT**  
FOR THE PROPOSED EXTENSIONS AND  
ASSOCIATED ALTERATIONS TO  
ST MARY'S VICARAGE  
MAIN STREET  
GISBURN



**RVA**  
RIBBLE VALLEY ARCHITECTURE

Ribble Valley Architecture Ltd

## **1.0 INTRODUCTION**

- 1.1** This Planning and Heritage statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Griffiths, it has been prepared as part of a planning application which seeks approval for the proposed extensions and alterations to St Mary's Vicarage, Gisburn.
- 1.2** The document has been produced in accordance with the policies set out in paragraph 194 (Proposals affecting heritage assets) of the National Planning Policy Framework: *"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** The document is produced in accordance with the Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'.
- 1.4** This statement provides a description of the site and the proposed works, its compliance with the development plan, and an assessment of the potential impact upon the heritage significances of the Gisburn Conservation Area and the setting of the Grade II\* Listed St. Marys Church.

It is to be read in conjunction with the following planning drawings and documentation:

- MV - 01 Existing Plans and Elevations.
- MV – 02 Proposed Plans and Elevations.
- MV – Site Location Plan
- MV – Block Plan

## **2.0 APPLICATION SITE AND SURROUNDING AREAS**

- 2.1** The Vicarage and associated site form a visual inter-relationship with St Mary's Church and contributes to the immediate character of the conservation area as identified in the Gisburn Conservation Area Appraisal, whilst the relationship experiences a level of separation due to Hellifield Road separating the vicarage and St Mary's church and associated grounds.
- 2.2** The site is characterised by the trees lining the boundary along Hellifield Road and Main Street.
- 2.3** The vicarage and curtilage is associated with St. Marys Church located to the west (Grade II\* Listed).
- 2.4** The site lies within the Gisburn conservation area.





FIGURE 2: EXTRACT FROM HISTORIC OS MAP 1853

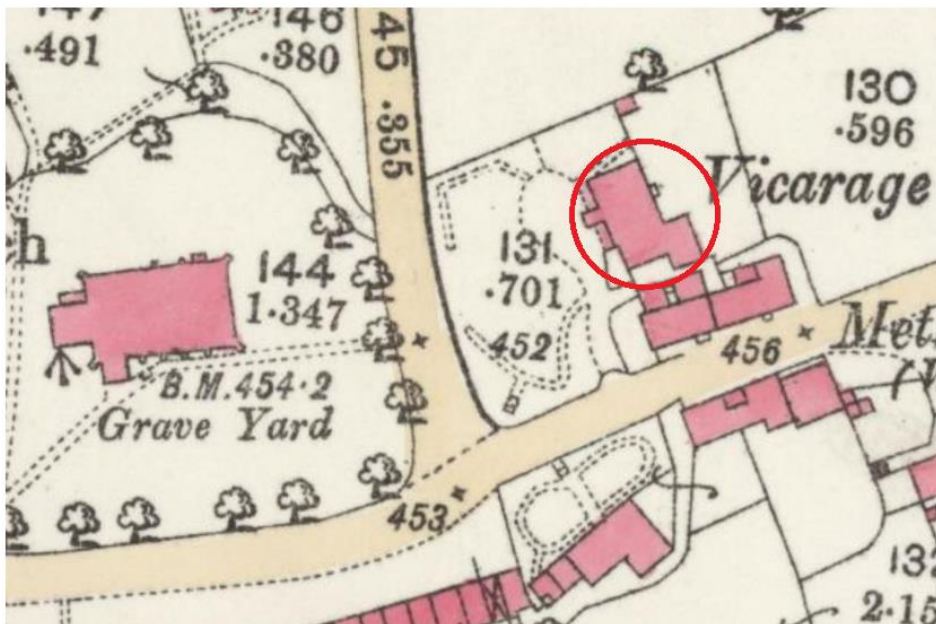


FIGURE 3: EXTRACT FROM HISTORIC OS MAP 1894

3.2 The council's online planning register indicates the site has a limited planning history, with one application previously submitted for the site in 2013 (Application No.3/2013/0965) seeking approval for a residential development of a single dwelling within the grounds of St Marys Vicarage.

3.3 The application was refused due to the following:

- *The proposed development has an unduly harmful impact upon the setting and significance of the Grade II\* Church of St Mary and St Mary's Vicarage (Building of Townscape Merit) and the character, appearance and significance of Gisburn Conservation Area. Contrary to Ribble Valley Districtwide Local Plan Policies ENV19, ENV16 and G1 and Paragraph 17, Paragraph 131 and Paragraph 132 of the National Planning Policy Framework and Policies DME4 and*

*DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft Post Submission Revision.*

- *The proposed development's siting and detailed design is incongruous and conspicuous and would result in an over-dominant relationship with the existing vicarage and result in the erosion of the designed historic inter-visibility between St. Marys Church and associated vicarage. Contrary to Ribble Valley Districtwide Local Plan Policies ENV19, ENV16 and G1 and Paragraph 17, Paragraph 131 and Paragraph 132 of the National Planning Policy Framework and Policies DME4 and DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft Post Submission Revision.*

## **4.0 HERITAGE ASSET DESIGNATIONS**

**4.1** The Vicarage is in the setting of the Grade II\* Listed St Mary's Church.

**4.2** St Mary's Church is a Grade II\* Listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**4.3** Listing Description:

*Church, probably early C16th with remains of C12th and C13th. Sandstone rubble with slate roof. Comprises a west tower, nave, lower chancel, north and south aisles, and south porch. The tower has no buttresses and has an embattled parapet with corner pinnacles. The bell openings are of 2 trefoiled lights under a pointed head. The west opening is possibly an early C19th copy. The west door and west window appear to be C19th. The door is chamfered with a shouldered flat head, and the window of 3 lights. The north aisle, of large sandstone blocks, is of 5 bays and has flat-headed mullioned windows, double hollow-chamfered with Tudor-arched heads to the lights. The south aisle is of 5 bays with embattled parapet and mullioned windows with flat heads. The 3rd bay has a window with chamfered surround over a priest's door with chamfered surround, pointed head, moulded imposts, and a hood. Both aisles have west windows of 3 pointed lights under a pointed head, possibly C13th. Their east windows are each of 3 lights, with mullions and flat heads. The east chancel window is of 5 lights under a Tudor-arched head with hood. The south porch has an outer wide entrance with moulded round arch and moulded imposts. The inner door, probably C13th, has a pointed arch with 2 orders of sunk quadrant moulding. The porch roof has 2 short king posts rising from collars. Interior. The nave and chancel each have 2-bay arcades with pointed arches chamfered in 2 orders and octagonal piers with moulded capitals. The chancel arch is similar, but springs from 2 round piers with moulded capitals. It is flanked by 2 similar arches spanning the aisles. The round tower arch is probably Norman. The open timber roof to the nave is partly reconstructed, but probably late medieval. It has 3 cambered tie beams, no principals, and crown posts braced to the ties and to*

*the collar plate. The rafters are scissor-braced. The braces, except for those to the western truss, are curved. In the north aisle is a marble wall tablet, erected in 1706 to Sir John Assheton, with composite columns and broken segmental pediment. The chancel screen contains some C16th woodwork. The glass in the east window was renewed in 1872, when fragments of medieval glass from the earlier window were transferred to windows in the north and south chapels.*

## **5.0 STATEMENT OF SIGNIFICANCE**

**5.1** The vicarage is in the setting of the Grade II\* Listed St. Mary's Church. Gisburn Conservation Area Appraisal identifies the vicarage to be a building of townscape merit positively contributing to the character and appearance of the conservation area and identifies the vicarage as having distinctive architectural features that make the building stand out from other dwellings: "possibly mid-19th, rendered elevations under a Welsh slate roof, with flat-arched, two-light windows and drip moulds, coved eaves, and original boundary walls and railings."

**5.2** The Gisburn Conservation Area Appraisal identifies the church to be a focal building, its curtilage to be a significant open space and boundary trees to be Important.

## **6.0 SUMMARY OF PROPOSED WORKS**

**6.1** The applications for planning approval consent seek approval for the following works which are listed below:

- Demolition of the existing flat roof rear structure.
- Erection of a single storey extension to the rear.
- Erection of a single storey extension to the side.
- 2no. new window openings formed in the side elevation at first floor level.
- Remediation works to areas of missing/damaged render.
- Exterior rendered areas are to be restored with a traditional lime white painted finish.



**FIGURE 4: IMAGE OF THE EXISTING FLAT ROOF REAR STRUCTURE TO BE REMOVED**



**FIGURE 5: IMAGE OF THE SIDE ELEVATION WITH MISSING/DAMAGED RENDER**

## **7.0 PLANNING POLICY**

### **7.1 STATUTORY LEGISLATION**

The planning (Listed Buildings and Conservation Areas) Act 1990 applies, specifically section 66 and 72.

*“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.”*

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

### **7.2 NATIONAL PLANNING POLICIES**

The relevant national planning Policies are contained within the National Planning Policy Framework (2021), Section 16 (Conserving and enhancing the historic environment) Paragraphs 189 to 208.

*“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.”*

### **7.3 LOCAL PLANNING POLICIES**

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014):

#### **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 DMG1: General Considerations**

Core Strategy Policy DMG1: General Considerations requires development to “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 (and) 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”.

### **Policy DMH5: Residential and curtilage extension**

Core Strategy Policy DMH5: Residential and curtilage extension advises that extensions and alterations to existing dwellings must accord with policy DMG1 and any other designations relevant to the site.

### **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*

*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. 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.*

*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.”*

## **8.0 TECHNICAL CONSIDERATIONS**

### **8.1 Residential Amenity**

The proposed works do not compromise the amenity of adjacent properties and would not result in a loss of light. The proposal complies with the requirements of policies DMH5 and DMG1 in this respect.

### **8.2 Highways and Parking**

The proposal do not alter the existing access or parking arrangements within the site. There are no highway or vehicular parking considerations associated with the proposals.

### **8.3 Waste Storage**

The proposals do not affect the existing arrangement for the storage and collection of domestic waste.

### **8.4 Ecology and Trees**

The proposed extensions and alterations raise no adverse issues regarding ecology, protected species or trees.

## **9.0 HERITAGE IMPACT ASSESMENT**

### **9.1 Demolition of the existing flat roof rear structure**

The existing flat roof rear structure is constructed from masonry with a rendered finish, timber fascia's, timber windows and stone cills. The structure is not visible when viewed along Hellifield Road or Main Street.

The rear structure has no historic or architectural significance and does not contribute to the character and appearance of the Gisburn conservation area.

### **9.2 Window openings formed in the side elevation at first floor level**

2No. window opening are proposed to be formed in the side elevation at first floor level. The window sizes, style, fenestration and stone surrounds will be in keeping with that of the existing windows located in the side elevation. The proposed windows will be visible when viewed from Hellifield Road. The windows will not affect the principle front elevation or architectural significance of the vicarage.

### **9.3 Remediation works**

Remediation works are required to repair areas of missing/damaged render. Exterior rendered areas are to be restored with a traditional lime white painted finish. The remediation works will enhance the aesthetics and external appearance of the building befitting of its architectural significance and setting within the Gisburn conservation area.

### **9.4 Erection of a single storey extension to the rear**

The proposed single storey flat roof rear extension is to be constructed with a rendered finish and timber fascia's and stone cills. Three windows are proposed in the extension to match the fenestration of the existing windows and a conservation rooflight.

The extension will not be visible when viewed along Hellifield Road or Main Street and will not impact the character and appearance of the Gisburn conservation area.

### **9.5 Erection of a single storey extension to the side.**

The proposed single storey garden room extension is to be constructed with a rendered finish, stone quoins and stone detailing to match the existing building, ensuring the character of the building is reflected in the extension. The extension will be modestly sized and will appear subservient to the original building.

The extension will be screened from the majority of views with the existing tree linings when viewed along Hellifield Road.

The style and character of the extension will reflect that of the original building ensuring the architectural significance of the vicarage is not impacted and will not have a detrimental impact on the setting within the Gisburn conservation area.

## **9.6 Mitigation**

All works will be undertaken by suitably qualified, competent contractors who are competent and experienced in undertaking works to historic buildings to ensure work is carried out with minimal harm to the historic fabric of the building. All work is to be carried out carefully and under supervision.

Details and specification of all materials are to be submitted to the local authority for approval prior to their implementation.

## **10.0 SUMMARY**

**10.1** This planning and heritage statement has been prepared to provide a description of the site and the proposed works, its compliance with the development plan and an assessment of the potential impact upon the heritage significances of the Gisburn Conservation Area and the setting of the Grade II\* Listed St. Marys Church.

**10.2** Gisburn Conservation Area Appraisal identifies the vicarage to be a building of townscape merit positively contributing to the character and appearance of the conservation area, any proposed works to the Vicarage therefore presents a potential risk of harm to its heritage significance.

**10.3** Analysing the potential impact of the proposals, the rear extension will be a replacement extension following the removal of the existing rear structure. The rear structure has no historic or architectural significance and does not contribute to the character and appearance of Vicarage or that of the Gisburn conservation area. The position of the extension with it not being visible when viewed along Hellifield Road or Main Street will ensure it will not impact or effect the character and appearance of the Gisburn conservation area.

The formation of two new window openings in the side elevation at first floor level will be in keeping with that of the existing windows located in the side elevation to ensure that they will not impact or affect the architectural significance of the vicarage.

The remediation works to the existing render are a necessity to enhance the aesthetics and external appearance of the building befitting of its architectural significance and setting within the Gisburn conservation area.

The style and appearance of the side extension will reflect that of the original building and character of the local historic environment ensuring the architectural significance of the vicarage is not impacted nor that of the setting within the Gisburn conservation area.

- 10.4** In conclusion the proposals will be readily absorbed into the distinctive architectural features of the vicarage and associated historic built environment of Gisburn and the Conservation Area, the character of the proposals are inherent to that of the vicarage and their scale and siting will not affect the visual inter-relationship with St Mary's Church or in turn obscure or effect the views of the vicarage when viewed from St Mary's church.