

## Sharon Craig

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**From:** Ross Anthony <ross.anthony@hbap.org.uk>  
**Sent:** 03 February 2022 13:21  
**To:** Planning  
**Subject:** Application Ref: 3/2021/1249 - Duke of York Inn, Grindleton Brow, Grindleton, Clitheroe, Lancashire, BB7 4QR

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FAO: Adrian Dowd

By email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

**Re: Duke of York Inn, Grindleton Brow, Grindleton, Clitheroe, Lancashire, BB7 4QR**  
**Application Ref:** [3/2021/1249](#)

Thank you for consulting Historic Buildings & Places on this application. I apologise for the delay in responding. We have viewed the documents available online and while we have no objection to the principle of the change of use of this former public house to a dwelling, we do have several concerns with the application.

The Duke of York Inn, one of three designated heritage assets within the Grindleton Conservation Area, is a Grade II listed former public house dating from the early 19th century. The public house makes a positive contribution to the character and appearance of the conservation area and is identified in the Conservation Area Appraisal as a 'Focal Building' due to its prominent location at the junction of Brow Top, Sawley Road and Main Street at the southern gateway to the village. The Heritage Statement notes that little remains of the original internal fixtures and fittings, with various alterations taking place in the early 1900s and side and rear additions in the 1960s and 1990s.

We note the application suggests the Inn was originally a house due to the 1848 tithe survey listing the property simply as *buildings and garden*. However, I'm aware that there is some conjecture about this assumption, given the historic development of Grindleton, which was on an important historic route linking the medieval administrative centre of Clitheroe northwards to Slaidburn, and still the main route at the time the building was constructed in 1805. It has been suggested that the building was purpose built as an inn to take advantage of the traffic and local mill trade. However, Grindleton was bypassed in 1827 by the construction of the turnpike road from Clitheroe to Chatburn, now part of the A59, and it seems unlikely that the house was then converted to an inn so soon after regional traffic was diverted and no longer flowing through the village. The double pile plan form is also consistent with other inns built in the region at the time, and the large upper window to the east gable could have been used as a lookout for traffic entering the village from the east.

It is also plausible, given the floor level sill of the upper window, that the stair was originally to the east side of the hall to take advantage of the light from this large window. The window to the rear of the hall is not of a scale or position that would suggest it was constructed to relate to a stair landing. More research could be carried out to establish the original purpose and planform of the inn. Though we acknowledge that, based on the images provided, at least the ground to first floor stair, is not original.

Nevertheless, the building occupies an important location as a gateway to the village, and it is important its historic form and appearance is maintained to aid future understanding and interpretation of the site.

We object to the proposed 1m high stone fence to the front of the original Inn building facing Grindleton Brow and the side return to Main Street. The fence is an overly domestic feature that changes the setting of the former Inn and takes away from its historic role as a public house. We are also opposed to the creation of a bin store along the highly visible east elevation.

We would also suggest changes to the design of the new garage extension replacing the 1960s restaurant to the western end of the building. In the first instance, it is unclear why this needs to be demolished, rather than adapted for the new use. The blank wall is also highly visible to traffic entering from the west and a more active appearance would be preferable. We would also recommend further consideration be given to the use of more modern materials to ensure the garage structure is understood to be a clear addition to the building.

Additional NPPF (2021) policy considerations are:

- Paragraph 189: “Heritage assets range from sites and buildings of local historic value to those of the highest significance... These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”
- Paragraph 195: “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”.

I would be grateful if we could be informed of the outcome when this becomes available.

Ross Anthony

#### Case Work



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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and, as such, is a consultee on all Listed Building Consent applications involving an element of demolition as required by the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.