

Heritage Statement for The Barn by the River at Dinckley Hall, Ribbles Valley



Plate 1. The Barn by the River, between Dinckley Hall and Ellis House

Hinchliffe Heritage
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1. Introduction

1.1 The purpose of this Heritage Statement is to provide:

- i) a description of The Barn by the River and its setting
- ii) an overview of the history and evolution of The Barn by the River, Dinckley Hall and their setting
- iii) an assessment of the heritage significance of The Barn by the River, Dinckley Hall and their setting and
- iv) an assessment of the impact of proposed works on The Barn by the River, Dinckley Hall and their setting

1.2 This Heritage Statement has been informed by a visit to the site on 25th November 2021, desk-based research, and a search of the Lancashire Historic Environment Record.

1.3 In preparing this Heritage Statement, particular regard has been paid to the advice in Para.s 194 and 195 of the National Planning Policy Framework (NPPF) 2021:

194. 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....

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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.4 In preparing this Heritage Assessment, regard has been had to the generic advice of Historic England (HE), including in its *Conservation Principles* (2008), *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (October 2019) and *Making Changes to Heritage Assets* (2016).

1.5 A previous application (3/2021/0767) for planning permission for a similar development was refused by Ribble Valley BC for the following reasons:

1. The proposal, by virtue of its design, size and scale, would result in an unsympathetic and disproportionate addition that would be harmful to the character, setting and visual amenities of the existing building, a non-designated heritage asset, and fails to respond positively to or enhance the immediate context contrary to Key Statement EN2 and policies DMG1, DMH4 and DMH5 of the Ribble Valley Core Strategy.

2. The proposed development, as a result of its design, external appearance, size and scale, would result in harm to the setting of the Grade II listed Dinckley Hall contrary to paragraph 202 of the NPPF and Key Statement EN5 and policies DMG1 and DME4 of the Core Strategy.*

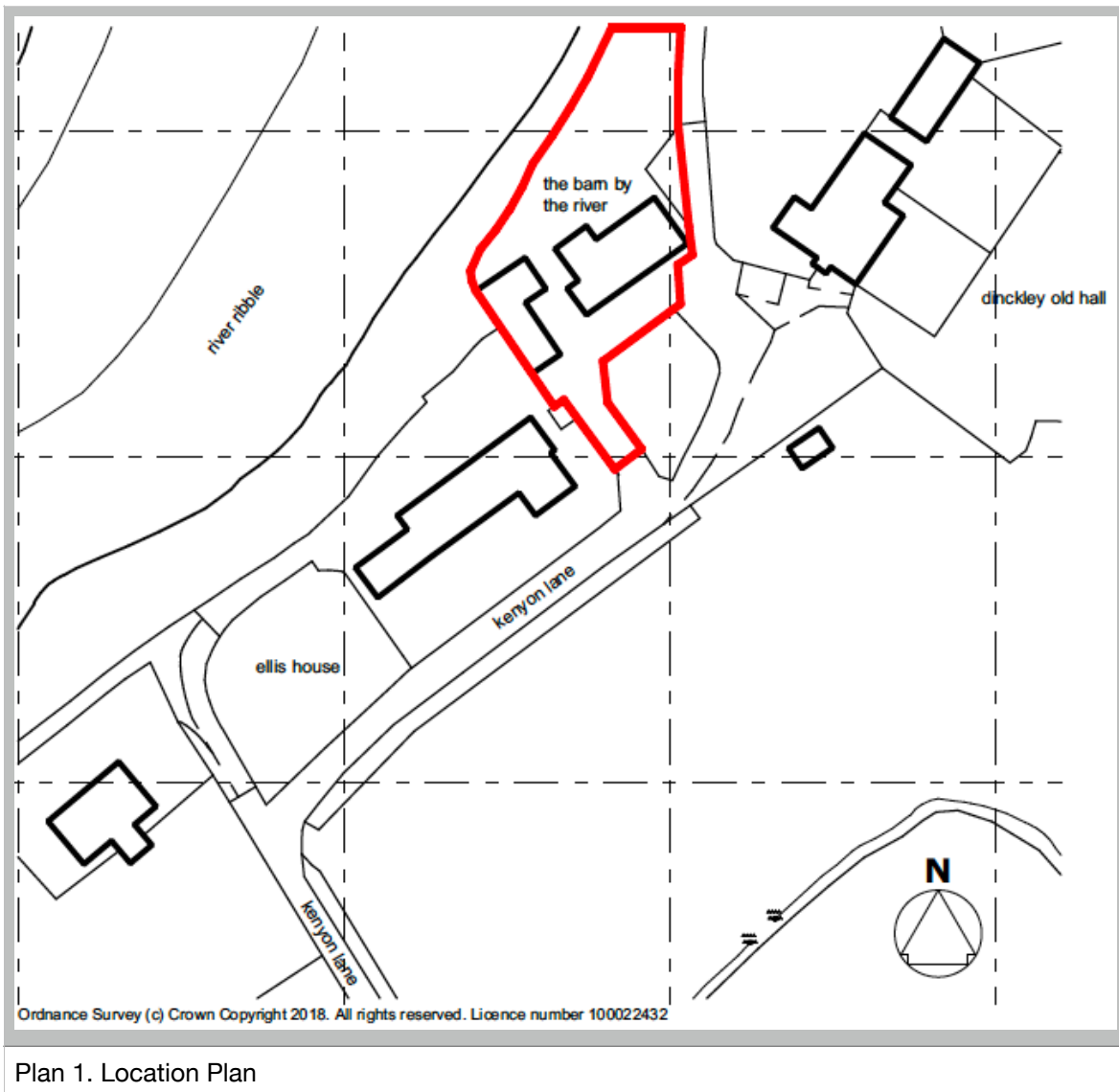
3. The proposed development would result in the raising of ground levels within Flood Zone 2 to accommodate the proposed terrace, infilling and reducing the capacity of the floodplain resulting in a potential increase in flood risk elsewhere contrary to paragraph 167 of the NPPF and Core Strategy Policy DME6.

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The proposal has been amended to try to address these concerns and this heritage statement seeks to assess whether the the Reasons for Refusal 1 and 2 are now justified for the current proposal.

1.6 Dinckley Hall is a Grade II* Listed Building. The key issues to be assessed in this heritage statement are whether the proposal will cause any harm to the setting of Dinckley Hall or to the Barn by the River, which Ribble Valley BC considers it to be a non-designated heritage asset.

1.7 This Heritage Statement has been prepared by John Hinchliffe BA (Hons), BPI, MSc (Blg Heritage & Conservation), IHBC, RTPI of Hinchliffe Heritage.



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Plan 2. Location Plan



Plate 2. Aerial Photograph

2. Description

2.1 Dinckley (Plates 3-9)

2.1.1 The Barn by the River is in Dinckley, which is a small dispersed settlement and civil parish located in the Ribble Valley, Lancashire and immediately on the S side of the river.

2.1.2 Dinckley is now within civil parish of Billington and Langho and the municipal authority of Ribble Valley BC. The N boundary of the parish is formed by the River Ribble and the E boundary by Park Brook and Dinckley Brook. The parish is situated 6 miles N of Blackburn, 3 miles W of Clitheroe in a wholly rural area.

2.1.3 The primary land use in Dinckley is mixed agrarian and dairy agriculture, although most of the former farms and farm workers cottages are no longer occupied by farmers, as many farms have amalgamated and many former barns have been converted into houses, as it is a popular area for rural living. The fields are irregularly-shaped and have boundaries of indigenous hedges with intermittent deciduous trees.

2.1.4 In addition to the older former farmhouses, cottages and converted barns, which are mostly stone-built, there are a few isolated later houses in brick, render and mock-timber framing. There are also a couple of small 20th C small residential estates, a holiday village, a major equestrian stud centre, a private football training centre and other commercial/leisure establishments around Langho.

2.1.5 The land is generally flat, but slopes very down from S to N down to the river, mostly at a gentle gradient, but with a steeper section before the valley bottom

2.1.6 Most of the roads around the area are narrow country lanes.

2.1.7 A network of public footpaths crosses the area, including one which runs along the S bank of the river, adjacent to Ellis House and crosses over the river to Hurst Green on a suspension footbridge, approx 200m W of Dinckley Hall.



Plate 3. Varied isolated houses in Dinckley



Plate 4. Rendered cottages in Dinckley

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Plate 5. 20th C brick red house Dinckley



Plate 6. Tree-lined Kenyon Lane



Plate 7. Private road beyond Kenyon Lane



Plate 8. Dinckley Bridge



Plate 8. Dinckley Bridge



Plate 9. Dinckley Bridge

2.2 The Barn by the River (Plates 10-17)

2.2.1 The Barn by the River is situated approx half a mile W of the small village of Langho but is connected to it by a circuitous route of country lanes.

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2.2.2 The Barn by the River lies directly on the S bank of the River Ribble in a small group of buildings at the end of a private access road which extends from the narrow and winding country lane of Kenyon Lane.

2.2.3 The Barn by the River is now a two storey detached dwelling, which was converted from a former late 19th C farm building in the early 1990s. The barn was previously associated with the farming operations of Dinckley Hall, which is located approx 15m to the E, across a farm track. To the SW of the Barn by the River is Ellis House, which is another detached dwelling which has been converted from another former farm building and which was formerly associated with the farming operations of Dinckley Hall. Despite the conversion and some extensions, Ellis House retains a strong agricultural character, with its still-expressed large cart entrance and its cat-slide roof, which is a feature commonly found on such barns.

2.2.4 Although the Barn by the River was formerly a farm building, externally, it now has an overriding domestic character, especially with its moulded stone architrave around the front door and its stone chimneys. It is a simple orthogonal building, constructed in random rubble stone but with roughly squared quoins and new ashlar window surrounds and modern single light casements. It has a conventional dual pitch roof with a covering of slates and a dry pointed verge. It has a stone wall along most of its front boundary and a vehicular access at the SW end, in front of a rendered outbuilding, which accommodates a garage, a stable and other ancillary uses.

The outbuilding is constructed into the SW boundary wall which has a rendered and white painted finish. The outbuilding too has rendered and white painted external walls, in contrast to the principal buildings on each side. The outbuilding has a complex floor plan and form, including an unconventional arrangement of mono-pitched roofs. On the rear (riverside) of the outbuilding is a glass-balustraded platform above the River Ribble which takes advantage of the exceptionally idyllic views along and over the river.



Plate 10. Front (SE) elevation of the Barn by the River



Plate 11. Rear (NW) elevation of the Barn by the River



Plate 12. SW elevation of the Barn by the river



Plate 13. Platform above river

Dinckley Hall. Heritage Statement



Plate 14. Existing outbuilding



Plate 15. Existing outbuilding



Plate 16. Existing outbuilding between Barn by the River and Ellis House



Plate 17. Ellis House

2.3 Dinckley Hall Plates 18-20)

2.3.1 Ron Freethy ¹ describes Dinckley Hall:

...building which dates back to Tudor times, lies snugly at the end of a meandering lane on an important trade route.

2.3.2 “British History Online” describes Dinckley Hall:

DINCKLEY HALL stands in a low and sheltered situation close to the south bank of the Ribble, and is a two-story farm-house much rebuilt and modernized, but originally apparently of the usual type of central hall and end projecting wings. The north wing, however, if one ever existed, has disappeared, and the middle part of the building, together with the west gable of the south wing, has been rebuilt in brick. The east gable, however, preserves its ancient timber crook construction, though the barge-board and windows are new, and the south wall, which is built of rough stones with large squared angle quoins, has two good projecting stone chimneys, one carried on corbels. Only one of the four mullioned and transomed windows on this side, however, is old, and all the walls are whitewashed and the roofs covered with blue slates. On the east side is part of an inclosing garden wall with a stone pier and ball at the angle. The house, however, except for its picturesque

¹ The River Ribble by Ron Freethy

Dinckley Hall. Heritage Statement

timber gable, is of little architectural interest and has been spoiled externally by repairs and whitewash.

2.3.3 Dinckley Hall is now a private two storey house with a principal NE-SW range and a cross-wing at the SW end. Its origins date back to medieval times but the cruck frames in the former great hall (in the main range) and in the SW cross-wing date back to the 15th or 16th C. Its external walls are now rubble sandstone for the plinth and SW gable with painted render above but the cruck frame is exposed in the SE gable of the cross-wing. It has a blue slate roof.

2.3.4 The SE front has a main range of 2 bays with 19th C windows which have plain reveals and timber mullions, of 2 lights at the left and 3 at the right. On the ground floor is a window with plain reveals and central timber mullion. On the 1st floor is a sashed window with glazing bars. A 20th C conservatory extension has been built on the SE elevation.

2.3.5 The exposed cruck truss in the cross-wing has outriders, a king post rising from a collar, a tie beam, and herringbone studwork infill, some of which appears to be false. Spurs run from the truss to wall posts, which suggests that the walls were originally of timber framing. There is a chimney partway along the ridge of the main range and two further chimneys on the SW wall of cross-wing. The RH one is more substantial and has a projecting stack. The LH one is carried on stone corbels and serves a 1st floor fireplace. The windows of this wall are ovolo moulded with outer chamfer. There are mullioned and transomed windows on the ground floor on each side of and between the chimneys and another one above between the chimneys.

2.3.6 Inside there are two cruck trusses visible in the main range, one adjoining the cross-wing. On the 1st floor, part of a wall plate is visible with peg holes for studs. In the hall there is a fireplace with chamfered segmental arch. In the cross-wing one internal cruck truss is visible and there is panelling of c.1600.

2.3.7 A tall stone wall running from the SE corner encloses a private garden and extends towards a gated entrance with stone piers to a track.



Plate 18. NW (river-facing) elevation of Dinckley Hall



Plate 19. SW cross-wing and SE elevation of Dinckley Hall

Dinckley Hall. Heritage Statement



Plate 20. SW cross-wing and SE elevation of Dinckley Hall

3. History of Dinckley, Dinckley Hall and The Barn by the River

3.1 History of Dinckley, Dinckley Hall and The Hall by the River

3.1.1 A detailed history of Dinckley is provided at <https://www.british-history.ac.uk/vch/lancs/vol6/pp336-337>, where the medieval origins of the settlement are recounted. It states that traces of the Roman road from Ribchester to Ilkley may be seen in the parish at various points, it makes no mention of any evidence of Roman buildings. However, it provides an account of a medieval manor house in Dinckley and reports that in 1246, it was held by Ailsa, the Lord of the Manor, and then by Elias and then John. John's daughter Matilda sold Dinckley to Hugh de Clideroe, whose family lived there until they sold it to the Talbot family in the 15th C. Thus, although Dinckley Hall was rebuilt in the 15/16th C by the Talbot family, it is likely that it was on or close to the site of that earlier hall which had been the ancient manor house which was close to the river and its ferry.

3.1.2 Neither Dinckley nor the hall are shown on Speed's 1610 Map of Lancashire (Map 1) as the scale of the map is too small to show every hall, but "Langhoo Hall" is shown to the S of it, as is Salisbury Hall to the SW.

3.1.3 Sir John Talbot was a keen Royalist during the Civil War and was fined by Parliamentarians and forced to leave his estate. He passed it on to his daughter Dorothy. She married Edward Warren, thus bringing Dinckley Hall into that family in 1678 and it stayed in that family's ownership until George Warren died in 1801. His daughter inherited it and married Thomas James Viscount Bulkley who became Lord de Tabley and Lord of the Manor of Dinckley.

3.1.4 Dinckley Hall is shown on Yates 1786 Map (Map 2) and on Greenwood's 1818 map (Map 3). It is shown in more detail on the first edition OS Map of 1847 (Map 4), when it had an approach driveway directly from the E. The map also shows two buildings to the W: the nearest one on a SE-NW axis, which was presumably an early farm building; another building further W which was almost certainly a barn which has since been converted into Ellis House and which had its own access from the W, but no extension at the NE end. This 1847 map also shows a ferry to the W of Dinckley Hall, as a thin dotted line. The ferry had long been an important transport link across the river as it was on a trade route between the two sides of the river.

3.1.5 In the 1860s Bulkley sold the manor of Dinckley and the hall to Henry Ward of Blackburn and he sold it in 1866 to the Duke of Somerset for £140k. The 1886 OS Map (Map 5) shows no changes to Dinckley Hall itself but it shows a building immediately to the W on an SW-NE axis and a different plan form from that shown on the 1847 map. This building is the Barn by the River, which was thus built between 1847 and 1886. The barn which was to become Ellis House is still shown in situ and now has its extension at the NE end.

3.1.6 Little seems to have changed around the hall by 1895 (Map 6), or indeed by 1930 (Map 7), and the Duke of Somerset was still recorded as the owner in 1911 when Dinckley had reverted to being a farmstead let to tenant farmers.

3.1.7 In 1951, the ferry service was replaced by a pedestrian bridge by Lancashire County Council.

3.1.8 In the late 1980s the owner of Dinckley Hall was Dr W Bennett, who began the restoration work and by 1992 he had sold the old hall to Colin Bradford-Nutter, who moved in around 2000.

3.1.9 The Barn by the River was converted into a house in the 1990s and its garage was built some time later.

3.1.10 The bridge was damaged 2015 and replaced in 2019 with a new steel bridge which is 84m long, consisting of a 46m main span and two side spans, each 18m long.



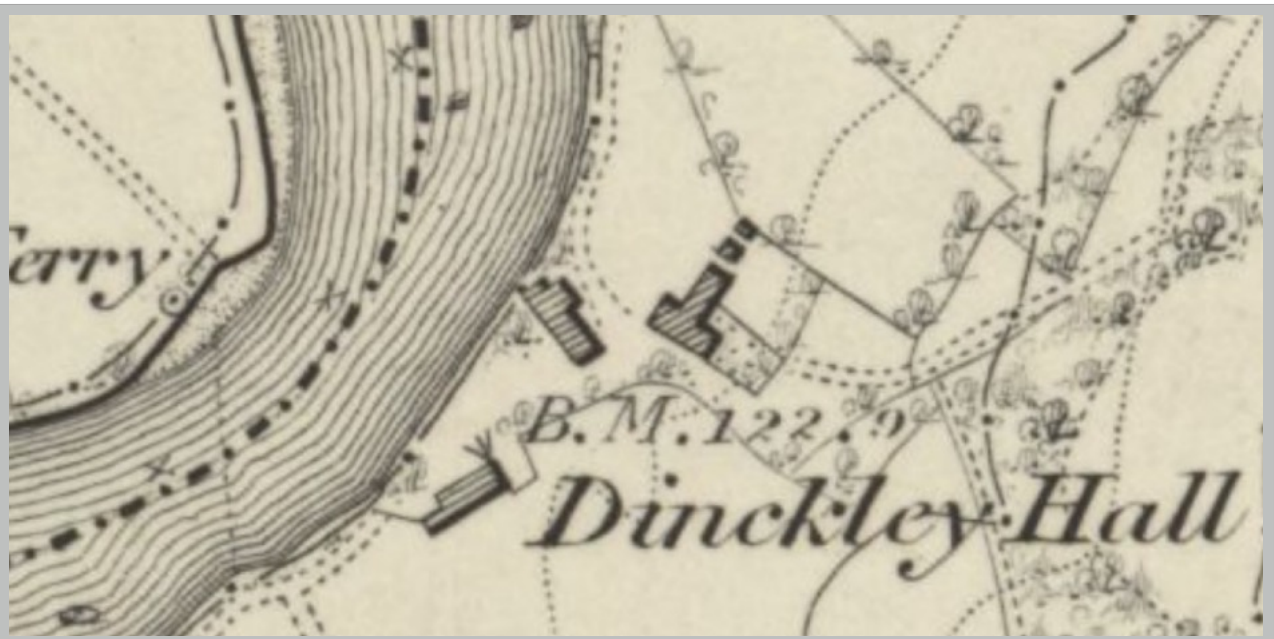
Map 1. Detail from Speed's 1610 Map of Lancashire



Map 2. Yates 1786 Map



Map 3. Greenwoods 1818 Map

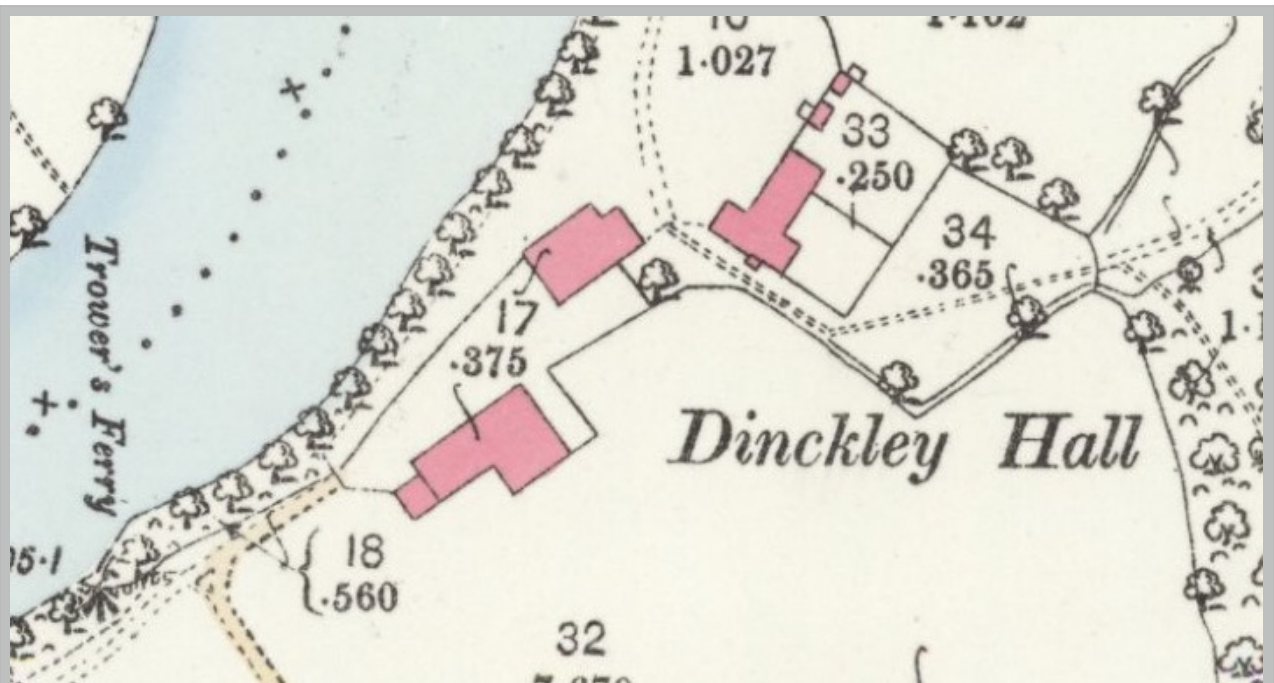


Map 4. First edition Ordnance Survey 1847

Dinckley Hall. Heritage Statement

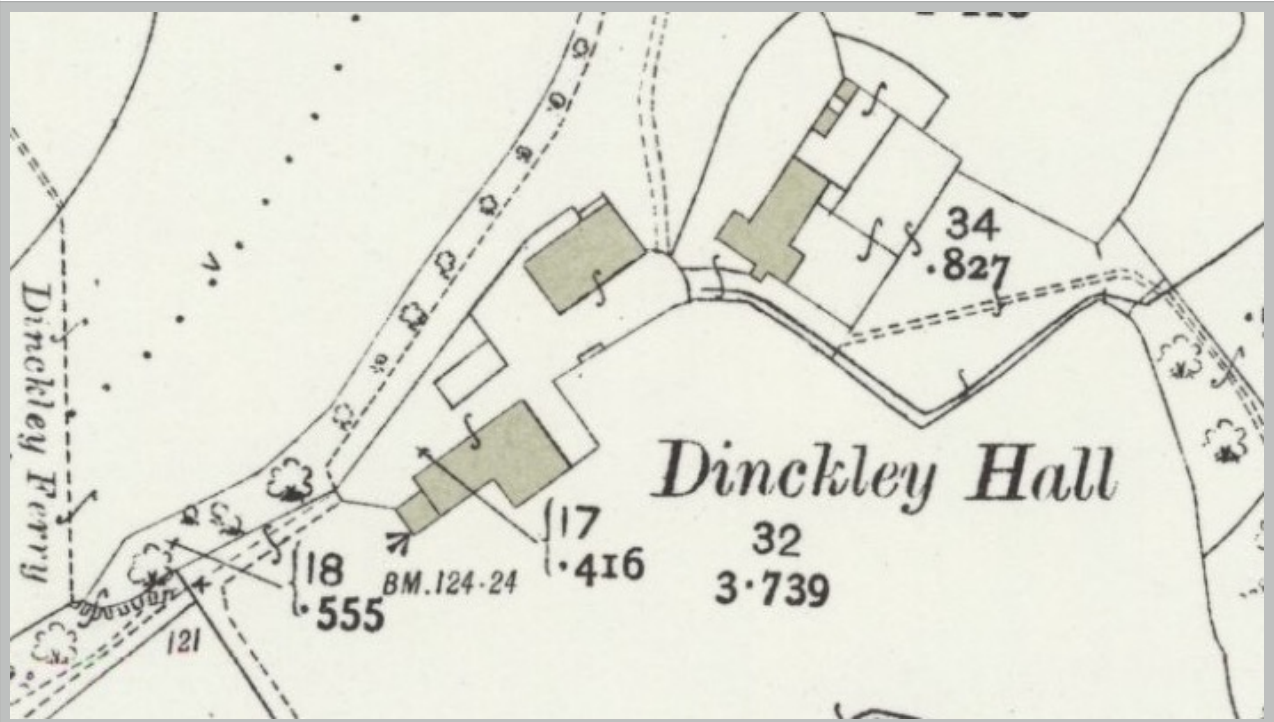


Map 5. 1886 OS Map 6in



Map 6. 1893 OS map

Dinckley Hall. Heritage Statement



Map 7. 1932 OS Map



Plate 21. Old sketch of Dinckley Hall

Dinckley Hall. Heritage Statement



Plate 22. More recent sketch from *Halls and Manor Houses of NE Lancashire* by Neil Webster



Plate 23. Old postcard of ferry

Dinckley Hall. Heritage Statement

3.2 15th, 16th and 17th C Rural Houses in Lancashire

3.2.1 The vernacular halls and houses of yeoman farmers, freeholders and gentry in the Post-medieval period followed some standard patterns in Lancashire, in terms of materials, form of construction, height, internal planning and elevational treatment, albeit with many individual variations.

3.2.2 The RCHME undertook a study *Rural Houses of the Lancashire Pennines 1560-1760* in 1985 to provide an academic assessment of the evolution of buildings of that period and region. Although Dinckley Hall is just outside the "Lancashire Pennines", the study area extends beyond the strict boundaries and include it and others in the wider vicinity.

3.2.3 The study recognises that Dinckley Hall is one of only a small number of halls within the Hundred of Blackburn with evidence of building fabric from the 15th and 16th centuries. All of the early houses, such as Dinckley were dominated by great open halls, heated by open fires. Not until the early 16th C were stone stacks introduced, in differing locations. At Dinckley they were positioned axially at one end of the hall.

3.2.4 Many early houses also had bays or wings at one or both ends of the hall. At Dinckley and Lumb Old Hall storied wings with cruck frames beyond the cross-passage at the SW end is contemporary with the hall but no trace of accommodation remains at the other end. Indeed, the great hall at each property was also constructed with large cruck frames - those at Dinckley rising to 24ft above ground. It was this exceptional height which enabled the cruck frames to be retained when Dinckley to be later converted into a storied house with addition of stone walls and mullioned stone windows. The study acknowledges the difficulty of precisely dating cruck frames (without dendrochronology) but suggests that those at Dinckley are 15th or 16th C and that no vernacular buildings in the area used them after the mid 17th C

3.2.5 From the late 16th century and up until the end of the 17th century, medium-sized houses built for freeholder farming families were usually built in a linear format divided into three main bays or spaces, usually only one room deep, with accommodation for the owner and his family at one end and service uses at the other. This tripartite plan resulted in an asymmetric front elevation with offset entrance, as the front doorway usually led into either a passage between two rooms or into a lobby opposite a chimney.

3.2.6 In larger houses, one of the end rooms could form part of a cross wing, which was more than one room deep, extending to the rear of the house. Either the parlour or the services could be part of a cross wing and was often unheated. The laundry or wash house was normally in a separate outhouse. The size and position of chimney stacks is a clue to the location of the kitchen which usually had the largest stack in the house.

3.2.7 The study makes a distinction between gentry houses and yeoman houses. It states that:

...17th C gentry were extremely conscious of their status and they appear to have expressed this publicly through the way in which they built their houses. The distinction was definitely one of status, occupation and the source of wealth, rather than the amount of wealth...

It goes on to suggest that the move away from a central hall with two cross wings :

...by the 17th C the functions of the house were changing and this brought with it a change of axis. ...The most obvious changes were in the use of the hall, the provision of extra, warmer and more secluded rooms for eating and sitting, the proliferation of bed-chambers and far more compact arrangements for service rooms.

3.2.8 On the development of plans in the houses of yeomen, 1610-1710, it confirms the early 17th C as a period of building of gentry houses and yeoman houses. It goes on to state that (in the study area) :

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All surviving houses of this period in the area have two storeys in the main body of the building and the plans show evidence of a general development away from late medieval arrangements towards a more modern and centralised approach to house design....One common element to all dwellings was the main room or "house"...a large room...always heated by a fire beneath an axially placed firehood...

3.2.9 During the 17th century, staircases were usually contained within a partitioned enclosure to the back of the house, either within the rear part of the house or within a projection from the back wall in the form of a small tower or outshut.

3.2.6 Dinckley Hall is an interesting example of a mid-sized hall, built in the 15th or 16th C as a replacement manor house with an open great hall, constructed with a cruck frame and with a cruck framed cross-wing and later altered into a storeyed, stone-faced house with some vernacular characteristics of a yeoman house.

4. Heritage Designations

4.1 Listed buildings

4.1.1 Neither the Barn by the River nor Ellis House are listed buildings.

4.1.2 Dinckley Hall is a Grade II* listed building. It was listed in 1966.

The listing description, for identification only, is:

*Dinckley Hall 24-11-1966 - II**

House, c.1600 and later with medieval cruck frame. Painted sandstone rubble and brick replacing timber framing, with slate roof. 2 storeys. South-east front has main range of 2 bays with C19 windows which have plain reveals and timber mullions, of 2 lights at the left and 3 at the right. At the left is a cross-wing of one bay with an exposed cruck truss. On the ground floor is a window with plain reveals and central timber mullion. On the 1st floor is a sashed window with glazing bars. The cruck truss has outriders, a king post rising from a collar, a tie beam, and herringbone studwork infill, some of which appears to be false. Spurs run from the truss to wall posts, which suggests that the walls were originally of timber framing. Chimney on right-hand gable of main range. 2 further chimneys on left-hand wall of cross-wing. The right-hand one has a projecting stack. The left-hand one is carried on stone corbels and serves a 1st floor fireplace. The windows of this wall are ovolo moulded with outer chamfer. At the left is a cross window on the ground floor, with a similar window at the right. Between the chimneys are mullioned and transomed windows, of 8 lights on the ground floor and 6 above. Inside there are 2 cruck trusses visible in the main range, one adjoining the cross-wing. On the 1st floor part of a wallplate is visible with peg holes for studs. In the hall there is a fireplace with chamfered segmental arch. In the cross-wing one internal cruck truss is visible and there is panelling of c.1600.

4.1.2 The only other listed building within 1km of The Barn on the River is Trough House, which is approx m to the 200m N of Dinckley Hall, on the N side of the River Ribble. It is a Grade II Listed Building. It was listed in 1983.

The listing description, for identification only, is:

Trough House II

House, probably late C17th. Pebbledashed rubble with slate roof. Central- entry plan with end stacks. 2 storeys. Windows mullioned with double chamfer (the inner chamfer being hollow) and hoods. 2 windows of 5 lights on the ground floor with the door having a chamfered surround with pyramid stops. On the 1st floor are 2 windows of 4 lights with a central window of 2 lights. Shaped stone gutter brackets. The left-hand gable stack projects with offsets. The right-hand gable has a chamfered 2-light mullioned window (with a modern copy in wood towards the front) and a similar 3-light window on the 1st floor.

4.1.2 Grade II listed buildings are defined by Historic England as “buildings special interest” and account for approx 80% of all listed buildings. Grade II listed buildings are defined by Historic England as “buildings more than special interest”. Only the most important 8% of all listed buildings are Grade I or Grade II*.*

4.1.3 Grade II* buildings are “particularly important buildings of more than special interest”. 5.8% of listed buildings are Grade II*.

Grade II buildings are of “special interest”. 91.7% of all listed buildings are in this class.

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4.1.4 Listed Buildings are subject to the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990, including:

S.66 General duty as respects listed buildings in exercise of planning functions.

(1) 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.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

4.1.5 S.1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

In this Act “listed building” means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act—

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,

shall be treated as part of the building.

4.1.5 The Barn by the River is not referred to in the listing description of Dinckley Hall and Ribble Valley BC has given no suggestion that it considers that The Barn by the River or Ellis House should be treated as part of the listed building.

4.2 Conservation Area

4.2.1 The Barn by the River is not in a conservation area

4.3 Scheduled Ancient Monument

4.3.1 There are no Scheduled Ancient Monuments at Dinckley Hall or within 1km of The Barn by the River. Hall.

4.4 Non-designated Heritage Assets

4.4.1 Local listed Buildings

Ribble Valley BC does not maintain a list of local buildings of architectural or historic interest but The Barn by the River has no statutory designation but Ribble Valley BC stated in its Officer Report on application 3/2021/0767 that it considers it to be a non-designated heritage asset.

5. Heritage Significance of Dinckley Hall and the Barn by the River

5.1 Introduction - Understanding Heritage Significance

5.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to listed buildings as buildings “of architectural or historic interest” but this “interest” is referred to more recently in heritage terms as “heritage significance”.

5.1.2 The National Planning Policy Framework (2021) requires that:

*194. 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....*

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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

5.1.3 The Glossary of the National Planning Policy Framework (NPPF) (2021) defines “Significance” (for heritage policy):

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be **archaeological, architectural, artistic or historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*

5.1.4 In assessing the heritage significance of the Barn by the River and Dinckley Hall, regard has been had to the heritage interest of the buildings as identified in the NPPF and the heritage values, as defined in Historic England’s *Conservation Principles* (2008). This document asserts that a tangible heritage asset can have the following four values:

Evidential value - the potential of a place to yield evidence about past human activity.

Historical value - the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic value - the ways in which people draw sensory and intellectual stimulation from a place.

Communal value - the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.1.5 *Conservation Principles* also clarifies that:

The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people’s perceptions of a place evolve.

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In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.*

Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.

5.1.6 *Conservation Principles* goes on to state that:

4.1 Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

4.2 Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

4.3 Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to:

- *judge how its heritage values are vulnerable to change*
- *take the actions and impose the constraints necessary to sustain, reveal and reinforce those values*
- *mediate between conservation options, if action to sustain one heritage value could conflict with action to sustain another*
- *ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it.*

4.4 Action taken to counter harmful effects of natural change, or to minimise the risk of disaster, should be timely, proportionate to the severity and likelihood of identified consequences, and sustainable.

4.5 Intervention may be justified if it increases understanding of the past, reveals or reinforces particular heritage values of a place, or is necessary to sustain those values for present and future generations, so long as any resulting harm is decisively outweighed by the benefits.

4.6 New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.

5.1.7 In *Historic England's Informed Conservation*, Kate Clark advises that:

Significance lies at the heart of every conservation action, which for the historic environment means the recognition of a public value in what may well be private property. Historic buildings and their landscapes are significant for many different cultural reasons: for their architecture, for their archaeological significance, for their aesthetic qualities, for their association with people and memories, beliefs and events or simply because they are old. They can tell us about technology, innovation, conflicts and triumphs. Their interest may lie in the materials used or in the decorative finishes, in the grouping of landscape,

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building and place. That significance may be personal, local, regional, national or international; it may be academic, economic or social...

5.1.8 Important considerations when assessing levels of significance are the authenticity and integrity of the heritage assets. These are defined as:

Authenticity is a measure of truthfulness. Understanding of the concept of authenticity is guided by ICOMOS's *Nara Document on Authenticity* (1994)

Integrity is a measure of the wholeness and intactness of cultural heritage and its attributes

NB. The levels of authenticity and integrity of a structure can be critical factors in determining the level of heritage significance of that structure.

5.1.8 Historic England issued *Statements of Heritage Significance* in October 2019, which explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal.

The Advice Note recommends:

For each heritage asset, describe the various interests:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Having described the various interests, assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal, or of its setting if it, too, is affected by the proposal.

Again in the development of proposals and during works, more information may become available which increases the understanding of the heritage asset, and of its significance. The opportunity may usefully be taken to re-appraise significance in such cases.

The applicant can assist the LPA's decision-making by setting out a clear and succinct explanation of the impact of the proposal on significance and how negative impact on

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significance has been avoided, by continuing to follow the staged approach, as shown below.

5.2 Levels of Significance

5.2.1 There is no definitive grading system or methodology for assessing the levels of significance or values but the most reliable methodologies have clearly defined criteria for grading, based upon the designations and other values of the heritage assets.

5.2.2 The assessment of heritage significance of the heritage assets at the Barn by the River and Dinckley Hall has been undertaken using the general methodology recommended in Volume 11 Section 3 Part 2 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges* 22016 (DMRB). The DMRB recommends that heritage assets should be assessed into one of five categories, based upon specified criteria. The categories are:

- Very High;
- High;
- Medium;
- Low;
- Negligible.

Although the DMRB itself has been withdrawn by the government, the methodology for assessing impact on heritage assets and the definitions for levels of significance remain valid. The levels of heritage significance are in the DMRB are also recommended in BS 7913:2013 *Guide to the Conservation of Historic Buildings* for use in Heritage Impact Assessments.

The criteria for assessing the level of significance of historic buildings and historic areas is provided in the annex to the DMRB and is provided in Appendix 2 to this report.

NB. Although there are five defined levels of significance, the actual level of significance of any particular building is likely to be on a sliding scale within each level or spectrum of significance. Alternatively, the level of significance of a building could be on the cusp between different levels of significance.

5.2.3 Australia ICOMOS's *The Burra Charter* (The Charter for Places of Cultural Significance, Updated 2013) provides guidance for the conservation and management of places of cultural significance and is widely regarded as an exemplar in understanding and conserving heritage significance. In Article 1, it states:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

5.2.4 A more detailed, alternative set of criteria for assessing a building's level of heritage significance is now used by the Highways Agency and has been accepted by Planning Inspectors at Public Inquiries. The table is provided at Appendix 2. It too uses the same five levels of significance plus the "Unknown" level.

NB. Buildings within the "Low" category include:

B) Assets compromised by poor preservation and/or poor survival of contextual associations.

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5.5 It is important to recognise that levels of significance are not permanently fixed and a current low designation of significance does not necessarily imply that a feature is expendable. Future research and improved understanding of heritage assets could result in raising or lowering the ascribed level of significance, especially where there is a lack of information or understanding at the moment.

5.3 Statement of Heritage Significance of The Barn by the River, Dinckley Hall and Ellis House

The Barn by the River

The Barn by the River has no statutory designation but Ribble Valley BC stated in its Officer Report on application 3/2021/0767 that it considers it to be a non-designated heritage asset.

The Barn by the River was constructed between 1847 and 1886 as a replacement for an earlier agricultural building, used in association with the farming operation of the adjacent Dinckley Hall. It therefore has some historic value for its functional agricultural association with a major historic hall but it is not contemporary with that hall and so the value is limited.

The Barn by the River is constructed in traditional orthogonal form in natural local stone and so bears some witness to the local vernacular architecture, but evidence of its original agricultural use was severely diminished when it was converted in the 1990s and it now has an over-riding domestic character.

Even so, the Barn by the River has group visual value in combination with Dinckley Hall and Ellis House, especially when seen from the approach driveway to the S and to a lesser extent in the more distant views from Dinckley Bridge to the W.

The outbuilding at the Barn by the River has no historic interest, as it has been built since 1990 and has no architectural interest or aesthetic value, as it is in materials and styles which conflict with those of the Barn by the River and Ellis House. Indeed, in many ways, the outbuilding detracts from the aesthetic values of the Barn by the River and Ellis House.

It can thus be considered as an asset which is "...compromised by poor preservation and/or poor survival of contextual associations". (See Appendix 2)

Overall Heritage Significance - Low

Dinckley Hall

Dinckley Hall is a Grade II* listed building and thus a designated heritage asset in the top 8% of listed buildings.

Dinckley Hall was probably constructed in the 15th or 16th C as a replacement Manor House for an earlier building for the Lords of the Manor of Dinckley. It was the home of Sir John Talbot in the mid-17th C, who was a keen Royalist during the Civil War. It therefore has considerable historic interest as the local seat of power for the local area and its former owner's association with the English Civil War. It also has historic interest due to its strategic location near to a N-S trade route across the River Ribble, which was enabled, historically by a ferry service and more recently by a bridge (now entirely for leisure use).

Dinckley Hall has considerable architectural and aesthetic value. It is a rare example of a mid-sized hall, built in the 15th or 16th C with an open great hall, constructed with cruck frames and with a cruck-framed cross-wing and later altered into a storeyed, stone-faced house with some vernacular characteristics of a yeoman house. The location of the inserted axially-located stone stacks are potentially an indicator of the mid-rank status of the owner at the time they were built. The exposed

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truss, the mullioned and transomed windows and the projecting chimneys in the cross-wing are especially important examples of later vernacular building features.

Dinckley Hall has group visual value in combination with the Barn by the River and Ellis House, especially when seen from the approach driveway to the S and to a lesser extent in the more distant views from Dinckley Bridge to the W.

Overall Heritage Significance - **High**

Ellis House

Ellis House has no statutory designation and there is no evidence that Ribble Valley BC has ever considered it to be a non-designated heritage asset.

Ellis House was constructed probably not long before 1847 as a barn, used in association with the farming operation of the nearby Dinckley Hall. It therefore has some historic value for its functional agricultural association with a major historic hall but it is not contemporary with that hall and so the value is limited.

Ellis House is constructed in traditional orthogonal form in natural local stone and so bears some witness to the local vernacular architecture for agricultural buildings, but evidence of its original agricultural use was partially diminished when it was converted in into a house.

Even so, Ellis House has group visual value in combination with Dinckley Hall and the Barn by the River, especially when seen from the approach driveway to the S and to a lesser extent in the more distant views from Dinckley Bridge to the W.

Overall Heritage Significance - **Low**

6. Relevant Heritage Legislation, Policies and Guidance

6.1 National Legislation

6.1.1 Planning (Listed Buildings and Conservation Area) Act 1990

This is the primary legislation for heritage assets.

6.1.2 S.s 16 and 66 of the Act place a statutory duty on Local Planning Authorities to:

...have special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.

6.2 National Policy

6.2.1 National Planning Policy is provided by the National Planning Policy Framework 2021 (NPPF). Three over-arching objectives of the planning system for achieving sustainable development set out at Para 8, are:

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

6.2.2 In Section 12 “Achieving well-designed places”, it states:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; ...

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); ...

6.2.3 In Section 16 “Conserving and enhancing the historic environment” it states, inter alia:

*199. 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.*

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*206. Local planning authorities should look for opportunities for **new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.** Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

6.2.4 The NPPF effectively identifies three levels of harm to heritage assets: Total Loss; Substantial Harm and; Less Than Substantial Harm. It states:

202. 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 securing its optimum viable use.

6.2.3 However, the NPPF also recognises that development can have a beneficial impact on heritage assets and their setting:

197. 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.

6.3 National Guidance

6.3.1 Historic England

Historic England issues national guidance to assist LPAs in making decisions about their own cultural heritage at a local level. The key Historic England guidance which is relevant to this site are listed below:

a) Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment

This is an over-arching document which seeks to establish good policies and practice. Importantly, it establishes some policies and guidance on restoration of heritage assets:

126 Restoration to a significant place should normally be acceptable if:

- a. the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;**
- b. the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;*
- c. the form in which the place currently exists is not the result of an historically-significant event;*
- d. the work proposed respects previous forms of the place;*
- e. the maintenance implications of the proposed restoration are considered to be sustainable.*

128 The concept of authenticity (paragraph 91) demands that proposals for restoration always require particularly careful justification. Reinstating damaged elements of work directly created by the hand of an artist normally runs counter to the idea of authenticity and integrity. However, the reinstatement of damaged architectural or landscape features in accordance with an historic design evidenced by the fabric of a place

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may not do so, if the design itself was the artistic creation, intended to be constructed by others, and the necessary materials and skills are available.

132 Speculative or generalised re-creation should not be presented as an authentic part of a place: the criteria for new work should apply to its design. But judgement is needed in determining the level of information specific to the place required to justify restoration. *For example, reinstatement of an historic garden requires compelling evidence of its planned layout and hard materials, usually based upon or verified by archaeological investigation, and the structure of its planting; but it would be neither essential nor possible to replicate the precise location of every plant once within the garden.*

b) Making Changes to Heritage Assets Historic England Advice Note 2

This document provides principles and guidance on good practice in repairs, restoration, additions and alterations to heritage assets. It is intended to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).

c) The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3. (December 2017)

i) This document reinforces the importance of the setting of heritage assets and provides guidance on managing development that may affect the setting of heritage assets. It begins by stressing the importance of setting and its careful management:

The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.

ii) It defines setting:

...as ‘the surroundings in which [the 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’.

iii) It sets out key principles for the understanding of setting:

- Setting is the surroundings in which an asset is experienced...*
- The extent and importance of setting is often expressed by reference to visual considerations...*
- Setting will, therefore, generally be more extensive than curtilage...*
- The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house... may...contribute to the significance.*
- The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting.*

iv) It provides guidance on assessing proposed and past changes:

11. Protection of the setting of heritage assets need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor

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development. Many places are within the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, Paragraphs 131-135 and 137).

v) In providing guidance on the management of development affecting the setting of heritage assets, it recommends the following broad approach:

- Step 1: identify which heritage assets and their settings are affected;*
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);*
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;*
- Step 4: explore ways of maximising enhancement and avoiding or minimising harm;*
- Step 5: make and document the decision and monitor outcomes.*

vi) Importantly, the advice note confirms that:

Additional advice on views is available in “Guidelines for Landscape and Visual Impact Assessment”, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).

The LI’s guidelines provides criteria for assessing magnitude of change (Table 1 below) on views and setting caused by development proposals. One scenario which has a Neutral Impact is where “There will be a change to the composition of the view, but the change will be in keeping with the existing elements of the view”.

Category	Criteria
Major adverse or beneficial visual effect	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Moderate adverse or beneficial visual effect	The proposals will cause a clearly noticeable change or contrast to the view, which would have some affect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Slight adverse or beneficial visual effect	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible adverse or beneficial visual effect	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will cause no change to the view.
Neutral	There will be a change to the composition of the view, but the change will be in keeping with the existing elements of the view.

Table 1. Scale and Criteria for Magnitude of Effect from Landscape Institute guidance

6.4 Local Heritage Policy

The *Core Strategy 2008 – 2028 A Local Plan for Ribble Valley* was adopted by Ribble Valley Borough Council in December 2014 and is the principal component of the Development Plan for the borough. It includes:

1. 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.*

2. POLICY DME4: PROTECTING HERITAGE ASSETS

10.15 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;

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.

3. POLICY DMG1: GENERAL CONSIDERATIONS

10.4 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 ON 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.

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

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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.

4. POLICY DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

10.21 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE

1. THE BUILDING IS NOT ISOLATED IN THE LANDSCAPE, I.E. IT IS WITHIN A DEFINED SETTLEMENT OR FORMS PART OF AN ALREADY GROUP OF BUILDINGS, AND
2. THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
3. THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
4. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
5. THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.

6. THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

1. BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERNATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY

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TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED;

2. BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF THE BUILDING, AND

3. THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION

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BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND

4. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

5. POLICY DMH5: RESIDENTIAL AND CURTILAGE EXTENSIONS

10.22 PROPOSALS TO EXTEND OR ALTER EXISTING RESIDENTIAL PROPERTIES MUST ACCORD WITH POLICY DMG1 AND ANY RELEVANT DESIGNATIONS WITHIN WHICH THE SITE IS LOCATED. PROPOSALS THAT ARE FOR THE EXTENSION OF PROPERTIES TO PROVIDE ACCOMMODATION FOR ELDERLY OR DEPENDANT RELATIVES WILL ALSO BE SUBJECT TO THE FOLLOWING CRITERIA:

1. THE DEVELOPMENT MUST BE CAPABLE OF INTEGRATION INTO THE MAIN DWELLING OR A USE THAT IS ANCILLARY TO THE USE OF THE MAIN DWELLING HOUSING WHEN CIRCUMSTANCES CHANGE.
2. THE EXTENSION SHOULD GENERALLY SPEAKING PROVIDE ONLY A MODEST LEVEL OF ACCOMMODATION.

PROPOSALS FOR THE EXTENSION OF CURTILAGE WILL BE APPROVED IF:

1. THE SITE IS WITHIN A SETTLEMENT, OR,
2. THE SITE IS ON THE EDGE OF A SETTLEMENT PROVIDING:
 - THE NEW CURTILAGE BOUNDARY FOLLOWS AN EASILY IDENTIFIABLE FEATURE SUCH AS A ROAD, STREAM OR HEDGEROW, OR BRINGS THE BOUNDARY INTO LINE WITH EXISTING ADJACENT PROPERTIES.
 - THE EXTENSION WILL NOT CAUSE VISUAL HARM TO THE LANDSCAPE.
 - THE EXTENSION IMPROVES THE VISUAL QUALITY OF THE SITE.

ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE SHOULD BE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED. PROPOSALS TO EXTEND A CURTILAGE IN OTHER CIRCUMSTANCES WILL NOT BE APPROVED OTHER THAN WHERE IT WILL SUPPORT THE HEALTH OF THE LOCAL ECONOMY OR FOR HIGHWAY SAFETY REASONS.

7. The Current Proposals

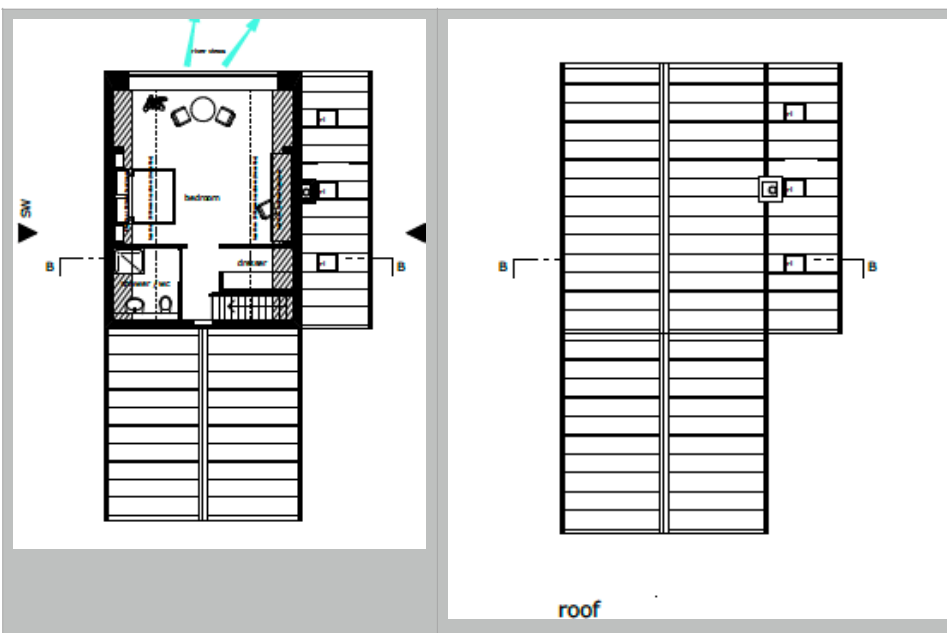
7.1 The current proposals for works and development at the Barn by the River is limited to:

- A) The demolition of the existing outbuilding
- B) The erection of a replacement outbuilding:
 - On the approx site of the existing outbuilding
 - On a slightly larger footprint
 - Slightly taller
 - Faced in natural stone
 - Incorporating a double garage and uses ancillary to the residential use of the Barn by the River

7.2 The proposals are shown in detail in documents and plans to scale submitted with the application but some are also shown below in Plans 3-7 (not to scale), for ease of reference.



Plan 3. Proposed Site and GF Plan



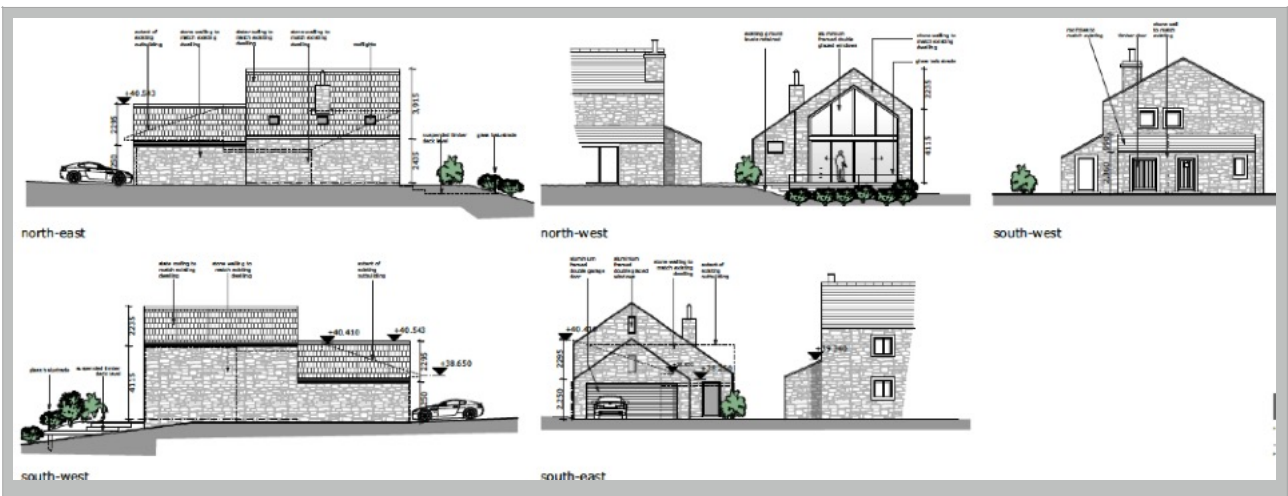
Plan 4. Proposed FF Plan

Plan 5. Proposed Roof Plan

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Plan 6. Proposed sections



Plan 7. Proposed elevations

8. Assessment of the Impact of the Proposals

8.1 Change in the Historic Environment

8.1.1 This heritage statement has been prepared on the understanding that there is no objection in principle to change affecting heritage assets. Indeed, the NPPF (2021) acknowledges the potential for new development to enhance a heritage asset or its setting. It states:

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: ...

*c) **the desirability of new development making a positive contribution to local character and distinctiveness;** and ...*

Furthermore, the Glossary of the NPPF defines “Conservation”:

*The process of **maintaining and managing change** to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

8.1.2 Historic England also adopts this approach to change in the historic environment, as set out in its over-arching document, *Conservation Principles*.

It states at Para 4.1:

*Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and **people’s responses to social, economic and technological change.***

It asserts at Para 4.2 that:

*Conservation is the process of **managing change to a significant place in its setting in ways that will best sustain its heritage values**, while recognising opportunities to reveal or reinforce those values for present and future generations.*

8.1.3 It goes on to state at Para 138 that:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

8.1.4 Historic England provides further guidance on “Additions and Alterations” to heritage assets in its *Making Changes to Heritage Assets Historic England Advice Note 2*. It states at Para 41:

The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting.

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Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

There is thus no objection in principle by Historic England to change in the historic environment, provided that the criteria in Para 138 of *Conservation Principles* are met and the advice in Para 41 of *Making Changes to Heritage Assets* is followed.

8.2 The Level of Assessment

Major applications affecting highly graded heritage assets often require that the development proposals should be supported by a comprehensive heritage impact assessment (HIA) using a recognised methodology. Whilst the high heritage significance of Dinckley Hall is acknowledged, the site of the proposed development is approx 35m from Dinckley Hall and is substantially visually separated from it by the Barn by the River . Furthermore, the proposed development is relatively minor in scale and does not warrant a full HIA.

The advice in Para. 194 of the NPPF (2021) that:

*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...***

8.1.2 A proportionate assessment of the impact of the proposal is therefore undertaken in this heritage statement to assess the the impact of the proposal on: a) the setting of Dinckley Hall and b) the character and appearance of the Barn by the River and Ellis House, in the context of national guidance and local policies.

8.3 Levels of Significance

The assessment of heritage significance of the heritage assets which might be affected has been undertaken using the general methodology recommended in Volume 11 Section 3 Part 2 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges* 22016 (DMRB). It recommends that heritage assets should be assessed into one of five levels of significance, based upon specified criteria. The categories are:

- Very High;
- High;
- Medium;
- Low;
- Negligible.

Based on the criteria for levels of significance in the DMRB (see Appendix 1) and the above assessment of the site, the heritage assets are assessed:

- Dinckley Hall is of **High** Heritage Significance
- The Barn by the River and Ellis House are of **Low** Heritage Significance

8.4 Levels of Impact

The assessments of the magnitude of impact used in this heritage statement have also followed a simplified version of the methodology recommended in the *DMRB*, which recommends:

5.34 The magnitude of the impact (degree of change) can be negative or positive, and should be ranked without regard to the value of the asset. The total destruction of a Low Value asset will have the same magnitude of impact on the asset as the total destruction of a High Value asset; the value of the asset is factored in when the significance of the effect is assessed. The magnitude of impact should be ranked according to the following scale:

- major;
- moderate;
- minor;
- negligible;
- no change.

and

5.36 Assessing the significance of the effects of the scheme brings together the value of the resource and the magnitude of the impact (incorporating the agreed mitigation) for each cultural heritage asset, using the matrix illustrated in Table 5.1 (Table 3. below). The adverse or beneficial significance of effect should be expressed on the following scale:

- very large;
- large;
- moderate;
- slight;
- neutral.

The IHBC similarly advocates in its *Guide to the Conservation of Historic Buildings* (BS7913:2013) that:

The magnitude of impact of change should be assessed in relation to the significance and value of the historic building.

The IHBC provides a matrix identical to that in Table 3 below to assist in assessing the Significance of Effect of change.

Table 3 – Significance of Effects Matrix (Table 5.1 in DMRB)

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large or Very Large	Very Large
	High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	No change	Negligible	Minor	Moderate	Major	
	MAGNITUDE OF IMPACT					

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The assessments in this heritage statement have been undertaken in the context of: national policy on the conservation of heritage assets as set out in the NPPF; national guidance on the management of heritage assets from Historic England, which is the national advisory body on the conservation of England's cultural heritage, and; the policies of Ribble Valley BC, which is the Local Planning Authority for the site.

8.5 Heritage Impact Assessment

8.5.1 Impact of Demolition of Existing Outbuilding

8.5.1.1 The existing outbuilding has been built since 1990 and is in contrasting materials and architectural styles to surrounding buildings. It therefore has no heritage significance and indeed, its contrasting materials and style detract to a small degree from the harmony and setting of the Barn by the River and Ellis House. It detracts from the setting of Dinckley Hall to a lesser extent, as it is further away and separated from it by the Barn by the River.

The proposed demolition of the outbuilding will therefore have a **Slight Beneficial** impact on the setting of the Barn by the River, Ellis House and Dinckley Hall.

8.5.2 Impact of Construction of the New Outbuilding

8.5.2.1 It is proposed that a new outbuilding will be constructed following the demolition of the existing outbuilding.

Siting

It is proposed that the new outbuilding will be constructed on approx the same site as the existing outbuilding, on the boundary between the Barn by the River and Ellis House, and so in this respect it will be little different from the status quo and will not involve any alterations to the access or the fundamental relationship between the outbuilding and the surrounding buildings.

The proposed siting therefore will have a **No Change** impact

Slightly larger footprint and Slightly taller

It is proposed that the new outbuilding will be: approx 1.6 m wider than the existing outbuilding, at the front only, to enable the creation of a double garage. It will not be wider than the widest part of the existing building and so the visible width, as seen from the track to the S, will appear the same width as the existing outbuilding.

It is proposed that the new outbuilding will be approx 2.2m higher than the existing outbuilding in order to create some first floor accommodation, but it will taper in from each side wall to the ridge of a conventional dual-pitched roof, (single storey over the garage and two storey further back) and so not all of it will be higher than the existing outbuilding and none of it will appear as significantly higher. Importantly: the proposed building will still be lower than the Barn by the River and Ellis House and set back from them and so will be subservient to them; the roof will slope away from Ellis House and so will not appear as being appreciably higher than the existing building when seen from Ellis House and; the proposed simple design, conventional roof form and materials will all ensure that it will be quietly contextual between those two older buildings. It will be an appropriate form of building in its own right in this location and will be more appropriate than the existing building.

The proposed slight increase in size will therefore have a **Negligible** impact.

The proposed use of conventional dual pitched roof will have a **Slight Beneficial** impact.

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Faced in natural stone and slate roof

It is proposed that the new outbuilding will be faced in natural random-coursed rubble stone and that it will have a roof covering of natural slate all to match the Barn by the River and Ellis House. Again these materials will ensure the the building will sit comfortably in its setting between two stone buildings with slate roofs. Although there are precedents for rendered buildings within the area, including on part of Dinckley Hall, the white painted render of the existing outbuilding draws unnecessary attention to it between the two stone buildings in the views from: the access track to the S; the public footpath SW of Ellis House (Plate 24) and; to a lesser extent, from the bridge to the SW, from where it can be seen from a much greater distance (Plate 25).

The proposed use of natural stone and slate on the new outbuilding will therefore help the building to be assimilated into its setting and appear as a natural component of the group of buildings.

The proposed materials will therefore have a **Slight Beneficial** impact.

Double garage and uses ancillary to the residential use of the Barn by the River

It is proposed that the outbuilding will incorporate a double garage and other uses ancillary to the residential use of the Barn by the River, notably domestic rooms with an access on to the platform and importantly an outlook on to the river. The scenic beauty of the river at this point is exceptional and it makes absolute sense to take advantage of it with panoramic windows, provided that they cause no harm in any respect, which they do not do. The proposed uses therefore represent a continuation of the existing ancillary uses, albeit slightly intensified and enhanced, and will have no meaningful impact on the heritage significance of the site.

The proposed uses will therefore have a **Neutral** impact.

General Design

The general design of the proposed outbuilding is to create a building of simple form and unostentatious detailing which will integrate harmoniously into its setting, far more so than the existing building. It is proposed that all door and window openings will be low key orthogonal shapes, with uncomplicated fenestration/doors of PC aluminium, similar to those on the Barn by the River, so that the building sits quietly adjacent to it. The only exception is the proposed large window in the NW elevation, which will replicate the form of the gable, within a substantial stone outline. This will be on the rear elevation and although it will just be visible in the distant view from the bridge, it will be seen as a restrained and sympathetic contemporary element on the overall scene.

The proposed general design will therefore have a **Slight Beneficial** impact.

Summary

In summary, the proposed outbuilding will be a considerable improvement on the existing outbuilding in terms of design and materials and will be a quietly contextual addition to the group of retained buildings.

Overall, the proposed building will have a **Slight Beneficial** impact on its immediate setting of the Barn by the River and Ellis House.

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Plate 24. View from footpath



Plate 25. View from footbridge

8.5.3 Impact on Setting of Dinckley Hall

8.5.3.1 Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3*. (December 2017) advises that the impact of proposals on the setting of heritage assets should be assessed in a 5-stage methodology:

Step 1: identify which heritage assets and their settings which might be affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore ways of maximising enhancement and avoiding or minimising harm;

Step 5: make and document the decision and monitor outcomes.

8.5.3.2 Step 1: Identify which heritage assets and their settings which might be affected;

The principal heritage asset, the setting of which might be affected by the proposal is Dinckley Hall - a Grade II* listed building.

The most important aspects of the setting of Dinckley Hall are:

- Its location on the S bank of the River Ribble
- Its location in an isolated rural area, surrounded by fields and woodland
- Its visual association and historic functional relationship with the Barn by the River and Ellis House

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

The location on the S bank of the River Ribble makes a major positive contribution to the setting of Dinckley Hall, as it provides extensive attractive views out and creates a scenic view of the hall from across the bridge and river (albeit that the public views are from a great distance).

The location in an isolated rural area, surrounded by trees and woodland also makes a major positive contribution to the setting of Dinckley Hall, as it has historically always been isolated and

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created a commanding presence in its immediate surroundings. The rural setting is also commensurate with its function as a farmhouse, as it had a practical relationship with the surrounding agricultural land. However, the open setting has changed slightly in recent years with the change to more “equestrian” uses of the land which has involved the creation of paddocks and the appearance of several timber horse shelters.

The visual association with the Barn by the River and Ellis House contributes positively to the setting of Dinckley Hall, as they bear witness to its former agricultural role. Dinckley Hall would almost certainly always have ancillary buildings within its vicinity, as part of its role as a manor house and as farmhouse and so these buildings also serve as reminders of earlier buildings which had historic functional relationships, even though they are later replacement agricultural buildings and they have since been converted to dwellings with no continued functional relationship.

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

The proposed development will have no impact on the contribution that Dinckley Hall’s riverside location makes to its setting.

The proposed development will have no appreciable impact on the contribution that Dinckley Hall’s isolated rural location makes to its setting. The proposed outbuilding is relatively small and physically approx 35m from Dinckley Hall and more importantly it is visually separated from it by the Barn by the River. Thus although the outbuilding and Dinckley Hall will be visible together in some limited views, there will be no direct inter-visibility between them. In any event, even when they are seen in the same views, the proposed small scale, sympathetic design and use of appropriate traditional local materials will result in the proposal having no appreciable impact on the open rural setting of Dinckley Hall..

Similarly, the proposed development will not alter the existing visual and historic associative relationship between the Barn by the River and Ellis House with Dinckley Hall, for the same reasons as above.

Step 4: explore ways of maximising enhancement and avoiding or minimising harm;

As the proposed development will cause no harm to the setting of Dinckley Hall, there is no reason to explore ways of maximising enhancement and avoiding or minimising harm.

Step 5: make and document the decision and monitor outcomes.

It is for Ribble Valley BC to make and document the decision and monitor outcomes.

8.6 Assessment against Historic England’s generic advice in Para 138 of *Conservation Principles*

8.7.1 Historic England's *Conservation Principles* states:

138. *New work or alteration to a significant place should normally be acceptable if:*
 - a. *there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
 - b. *the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
 - c. *the proposals aspire to a quality of design and execution which may be valued now and in the future;*

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d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

This Heritage Statement makes the case that the proposals meet these criteria for acceptable new work and alterations in the historic environment:

- this Heritage Statement and the other supporting information provide sufficient information comprehensively to understand the impacts of the proposal on the significance of the place
- the proposal will not materially harm the values of the place
- the proposals do aspire to a quality of design and execution which will be valued now and in the future
- the long-term consequences of the proposals can, from experience, be demonstrated to be benign,

8.7.2 In Para.143 of *Conservation Principles*, Historic England further advises:

There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting the values established through an assessment of the significance of the place.

This Heritage Statement makes the case that the proposals will achieve a quality of design through working mostly “in a traditional way” but with a concession to working “in a new way” with the large glazed NW gable.

8.8 Assessment against Local Policies

8.8.1 This Heritage Statement makes the case that the proposed works fully comply with local policies in the *Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version*.

8.8.2 In particular, the proposal complies with:

- *Key Statement EN5: Heritage Assets* as it will cause no harm to any heritage assets or their setting
- *Policy DME4: Protecting Heritage Assets*, again as it will cause no harm to the significance of any designated or non-designated heritage assets or their setting
- *Policy DMG1: General Considerations*, as it is a high standard of design, sympathetic
- To existing uses and buildings and meets all of the other relevant criteria of this policy.

8.9 Assessment against the NPPF

8.9.2 Section 16 of the NPPF on “Conserving and enhancing the historic environment” sets out national policy on the historic environment. Importantly, Para 197 states:

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

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c) the desirability of new development making a positive contribution to local character and distinctiveness.

This Heritage Statement makes the case that the proposals fully comply with the requirements of Section 16 and in particular Para 197 as the proposed development will sustain and enhance the significance of the heritage assets at Dinckley Hall by replacing the existing, somewhat inappropriate outbuilding, with a building of better design and more appropriate materials.

8.10 Assessment against Reasons for Refusal of Application (3/2021/0767)

8.10.1 Application (3/2021/0767) for planning permission for a similar development (albeit with some different materials) was refused by Ribble Valley BC for the following reasons:

1. The proposal, by virtue of its design, size and scale, would result in an unsympathetic and disproportionate addition that would be harmful to the character, setting and visual amenities of the existing building, a non-designated heritage asset, and fails to respond positively to or enhance the immediate context contrary to Key Statement EN2 and policies DMG1, DMH4 and DMH5 of the Ribble Valley Core Strategy.

2. The proposed development, as a result of its design, external appearance, size and scale, would result in harm to the setting of the Grade II listed Dinckley Hall contrary to paragraph 202 of the NPPF and Key Statement EN5 and policies DMG1 and DME4 of the Core Strategy.*

NB. In assessing the current proposal against these reasons for refusal, this Heritage Statement does not necessarily agree that they were justifiable reasons for refusing the previous proposal but the current proposal should be assessed on its own merits, in the context of local and national policy and guidance.

Reason for Refusal 1

8.10.2 This Heritage Statement has found that:

- the current proposal has: a general design which is a significant improvement on the existing outbuilding and; is sympathetic to the character, setting and visual amenities of the Barn by the River (and Ellis House)
- The current proposal is no wider than the widest part of the existing outbuilding, is only marginally taller and has only a marginally greater volume than the existing outbuilding but, in any event, it is a proportionate additional building (not an extension) in size and scale which sits comfortably between two existing buildings and is subservient to them
- The proposal responds positively to enhance its immediate setting by replacing an unsympathetic existing building with a new building which has a conventional roof form which relates better to the principle building and has materials which match the existing building.

Although it is accepted that the Barn by the River has some heritage significance, due to its materials and mass, its visual relationship with Dinckley Hall and its and historic association with Dinckley Hall, it has only low heritage significance as it is a much later building which is not contemporary with the hall. That limited significance has also been much diluted by its conversion into a dwelling. Any purported harm to its heritage significance as a non-designated heritage asset caused by the current proposal should therefore be given very little weight. The Significance of Effect Matrix in Table 3 clearly illustrates that a low level of significance of a heritage assets should be factored with the magnitude of impact in the overall assessment of impact on heritage significance.

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This Heritage Statement therefore makes the case that the current proposal is not contrary to Key Statement EN2 or Policy DMG1.

Policy DMH4 relates to the conversion of barns and other dwellings but the Barn by the River has already been converted, the current proposal is for a replacement outbuilding and so this policy is not relevant to the current proposal.

The first element of Policy DMH5 requires that residential extensions must accord with Policy DMG1 and so this element is addressed above.

The other elements of this policy relate to extensions to provide accommodation for dependents and the extension of residential curtilages but the current proposal does not include either of these proposals and so they are not relevant to the current proposal.

In summary Reason for refusal 1 of application (3/2021/0767) cannot be justifiably used as a reason for refusing the current application.

Reason for Refusal 2

8.10.3 The site of the proposed new outbuilding is approx 35m from Dinckley Hall and more importantly it is visually separated from it by the Barn by the River. Thus although the outbuilding and Dinckley Hall will be visible together in some limited views, there will be no direct inter-visibility between them. In any event, this heritage statement makes the case that even when they are seen in the same views, the proposed small scale, sympathetic design and use of appropriate traditional local materials will result in the proposal having no appreciable impact on the elements of the setting of Dinckley Hall which make a positive contribution to its setting. Indeed this heritage statement has found that the design, external appearance, size and scale of the current proposal would not result in any harm to the significance or setting of the Grade II* listed Dinckley Hall. As such: Para 202 of the NPPF does not apply and; the proposal is not contrary to Key Statement EN5 or policies DMG1 of the Core Strategy.

Policy DME4 relates to scheduled Ancient Monuments and other archaeological remains but the current proposal does not affect any scheduled Ancient Monuments or any other known archaeological remains. It is accepted that the application site is in the vicinity of an ancient building (Dinckley Hall) and that there was previously a building further N but there is no evidence that there was a previous building on the site of the existing/proposed building and even if there was, archaeological evidence of it would almost certainly have been destroyed when the barn was constructed and then converted and when the existing outbuilding constructed. Policy DME4 does not therefore apply to the current proposal.

In summary Reason for Refusal 2 of application (3/2021/0767) cannot be justifiably used as a reason for refusing the current application.

9. Conclusion

9.1 This Heritage Statement makes the case that: the current proposal for development at the Barn by the River will cause no harm the significance the heritage assets but will bring about an enhancement in the appearance of the site and the setting of the heritage assets, which are part of the cultural heritage of the Ribble Valley and the nation.

9.2 Although the high heritage significance of Dinckley Hall is acknowledged, the Heritage Statement has found that the proposed works will have no appreciable impact on its setting due to the distance, an intervening building and the proposed design and materials of the proposal.

9.3 The NPPF 2021 advises:

199. 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.

There is no dispute that great weight should be given to conservation of Dinckley Hall and its setting but the current proposal will cause no harm it or its setting.

9.4 The Barn by the River has been identified as a non-designated heritage asset but this heritage statement has found that the proposed development will enhance it by replacing an unsympathetic building in its curtilage with a building of similar (albeit slightly larger) size which has a roof form and materials which better relate to it and so are more contextual with it.

9.5 Para. 11 of the NPPF (2021), on *The presumption in favour of sustainable development*, is especially relevant. It states:

Plans and decisions should apply a presumption in favour of sustainable development.

...For decision-taking this means:...

c) approving development proposals that accord with the development plan without delay;...

9.6 This Heritage Statement therefore makes the case that the proposal at the Barn by the River does accord with the development plan and should be considered favourably and that the application should be approved without delay.

This Heritage Assessment was prepared by:

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9th December 2021

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Appendices

Appendix 1. Levels of Heritage Value and Definitions, from DMRB

Very High	<ul style="list-style-type: none"> Structures inscribed as of universal importance as World Heritage Sites. Other buildings of recognised international importance.
High	<ul style="list-style-type: none"> Scheduled Monuments with standing remains. Grade I and Grade II* (Scotland: Category A) Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	<ul style="list-style-type: none"> Grade II (Scotland: Category B) Listed Buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	<ul style="list-style-type: none"> 'Locally Listed' buildings (Scotland Category C(S) Listed Buildings). Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	<ul style="list-style-type: none"> Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	<ul style="list-style-type: none"> Buildings with some hidden (i.e. inaccessible) potential for historic significance.

Appendix 2. Highways Agency's criteria for Levels of Significance

Dinckley Hall. Heritage Statement

Value (sensitivity)	Descriptor
Very High	<ul style="list-style-type: none"> a) World Heritage Sites (including nominated sites). b) Assets of acknowledged international importance. c) Assets that can contribute significantly to acknowledged international research objectives. d) Other buildings of recognised international importance e) Historic landscapes of international value, whether designated or not. f) Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	<ul style="list-style-type: none"> a) Scheduled monuments (including proposed sites). b) Undesignated assets of schedulable quality and importance. c) Assets that can contribute significantly to acknowledged national research objectives. d) Scheduled monuments with standing remains. e) Grade I and Grade II* listed buildings. f) Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. g) Conservation areas containing very important buildings. h) Undesignated structures of clear national importance. i) Undesignated landscapes of outstanding interest, high quality and importance, and of demonstrable national value. j) Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Negligible	<ul style="list-style-type: none"> a) Assets with very little or no surviving archaeological interest. b) Buildings of no architectural or historical note; buildings of intrusive character. c) Landscapes with little or no significant historical interest.
Unknown	<ul style="list-style-type: none"> a) The importance of the resource has not been ascertained. b) Buildings with some hidden (i.e. inaccessible) potential for historic significance.