

Heritage Statement

in connection with

Proposed detached garage, Glebe Barn, Gisburn

Prepared by

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1 INTRODUCTION

Purpose and Methodology

- 1.1 This heritage statement has been prepared to assess the potential impact of a new detached garage adjacent to Glebe Barn, Gisburn, upon the heritage significances of the Gisburn Conservation Area and nearby listed buildings.
- 1.2 A previous application was refused (and an appeal dismissed) for similar works in 2021, however this new submission takes account of comments made regarding the refusal and presents a new proposal that eliminates what were deemed harmful elements (rooflights).
- 1.3 The approach taken in the preparation of this statement adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:
 - Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
 - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
 - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
 - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
 - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.4 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG 2021). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:
 - GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
 - GPA3 - Setting and Views
 - Historic England Advice Notes (HEAN) 1-12

The Author

- 1.5 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Heritage and Building Conservation and specialises in heritage planning matters.

Methods of Research and Investigation

- 1.6 Inspections of the site were carried out in February 2021 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).
- 1.7 In terms the site's potential for buried archaeology, this has not been explored beyond scrutiny of historic mapping.

2 GENERAL DESCRIPTION

Location

- 2.1 The dwelling at Glebe Barn, a converted former agricultural barn, lies at the corner of A682 Hellifield Road and the A59 Main Street in the centre of Gisburn. A location plan is given in figure 1.



Figure 1) Site location – showing Glebe Barn, the proposals site and nearby listed buildings at the Grove to the south and St Mary's Church to the west

Outline Description & Historical Background

- 2.2 Glebe Barn is the westerly one of a pair of adjoining former barns of random rubble construction, previously owned by Gisburn Park Estates, which were converted to residential and parish room use following the granting of planning consent in 1991 (planning application 3/1991/0736). The barns, which appear to have been built at separate times, are likely to date from the later C18th or early C19th and appear on mapping from 1853 (figure 2), where they are depicted to the south of the adjacent Vicarage.
- 2.3 Mapping of 1895 (figure 3) shows the arrangement of the barns and the Vicarage in more detail, with gardens of the Vicarage extending to the west of the barns and a courtyard with

access east and west sitting between the two. Tithe records from the 1840s confirm that the barns and Vicarage were previously under the same ownership ('Glebe land'), belonging to the adjacent Church of St Mary.

- 2.4 The Church, much of which dates from the C16th, sits within its owned well-defined churchyard (with gravestones) and lies to the west of the Vicarage on the opposite side of Hellifield Road. Mapping from 1895 shows that the Vicarage was rebuilt or much enlarged in the second half of the C19th.
- 2.5 It seems likely the ownership arrangement of the barns and Vicarage was severed when the former were converted in the 1990s, with Glebe Barn accommodating a well-defined plot of land that includes part of what had previously been the Vicarage gardens (as depicted in the later C19th). This plot, which occupies a corner position at the junction of Hellifield Road and Main Street, is the site of the proposed detached garage discussed in section 4.
- 2.6 The Grove, a detached dwelling which lies south of Glebe Barn on the opposite side of Main Street, is listed as dating from the early to mid C19th but is possibly older than this. It is depicted upon the map of 1853 (figure 2). The dwelling is set well back from the road and is fronted by mature gardens.
- 2.7 There follows a series of maps and photographs depicting Glebe Barn and its environs.



Figure 2) OS map, 1853, showing the barns to the south of the Vicarage

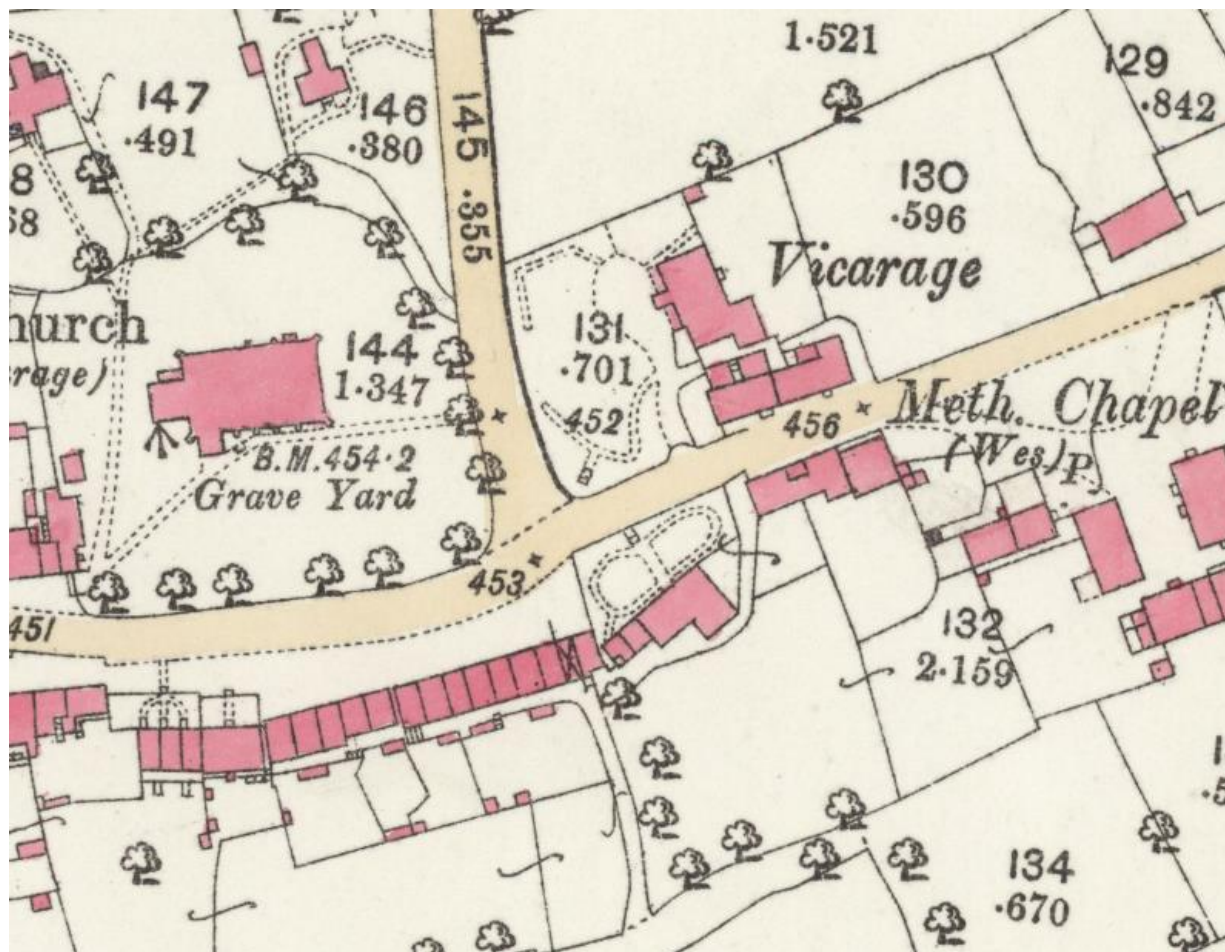


Figure 3) OS map, 1894, showing the barns (extended) with planned garden of the Vicarage (paths etc). The Vicarage is much larger than portrayed in 1853, having been rebuilt.



Figure 4) Glebe Barn (foreground) with adjoined converted barn to the right and the Vicarage to the left



Figure 5) Proposals site with Glebe Barn to the right

Heritage Asset Designations

2.8 Glebe Barn lies within the Gisburn Conservation Area and close to the listed buildings of the Church of St Mary (II*) and The Grove (II). The listing descriptions for these are given below and their positions are shown on the location map in figure 1.

2.9 GISBURN, MAIN STREET (North Side) Church of St. Mary 16-11-1954 GV II*

Church, probably early C16th with remains of C12th and C13th. Sandstone rubble with slate roof. Comprises a west tower, nave, lower chancel, north and south aisles, and south porch. The tower has no buttresses and has an embattled parapet with corner pinnacles. The bell openings are of 2 trefoiled lights under a pointed head. The west opening is possibly an early C19th copy. The west door and west window appear to be C19th. The door is chamfered with a shouldered flat head, and the window of 3 lights. The north aisle, of large sandstone blocks, is of 5 bays and has flat-headed mullioned windows, double hollow-chamfered with Tudor-arched heads to the lights. The south aisle is of 5 bays with embattled parapet and mullioned windows with flat heads. The 3rd bay has a window with chamfered surround over a priest's door with chamfered surround, pointed head, moulded imposts, and a hood. Both aisles have west windows of 3 pointed lights under a pointed head, possibly C13th. Their east windows are each of 3 lights, with mullions and flat heads. The east chancel window is of 5 lights under a Tudor-arched head with hood. The south porch has an outer wide entrance with moulded round arch and moulded imposts. The inner door, probably C13th, has a pointed arch with 2 orders of sunk quadrant moulding. The porch

roof has 2 short king posts rising from collars. Interior. The nave and chancel each have 2-bay arcades with pointed arches chamfered in 2 orders and octagonal piers with moulded capitals. The chancel arch is similar, but springs from 2 round piers with moulded capitals. It is flanked by 2 similar arches spanning the aisles. The round tower arch is probably Norman. The open timber roof to the nave is partly reconstructed, but probably late medieval. It has 3 cambered tie beams, no principals, and crown posts braced to the ties and to the collar plate. The rafters are scissor-braced. The braces, except for those to the western truss, are curved. In the north aisle is a marble wall tablet, erected in 1706 to Sir John Assheton, with composite columns and broken segmental pediment. The chancel screen contains some C16th woodwork. The glass in the east window was renewed in 1872, when fragments of medieval glass from the earlier window were transferred to windows in the north and south chapels.



Figure 6) St Mary's Church

2.10 12/73 The Grove 16-11-1954 GV II

House, early-to-mid C19th. Scored render with slate roof. 2 storeys, 3 bays. Windows sashed with glazing bars and plain stone surrounds. The door, between bays one and 2, has a reeded timber doorcase with cornice. Chimneys on gables and between bays 2 and 3. Interior. In a parallel wing at the rear is a stair with stick balusters and a swept mahogany handrail.



Figure 7) The Grove

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008 and 2019)^{iii, iv} and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2021), given in extract below:
- 3.2 “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”
- 3.3 The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the proposals, before evaluating these and composing a ‘Statement of Significance’. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

Heritage Interests

- 3.4 The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase ‘heritage interests’ is interchangeable with the phrase ‘heritage values’, which was used in Historic England guidance from 2008^v.

Archaeological Interest

- 3.5 Historic England (2019) suggests that “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.”
- 3.6 The proposals site was formerly gardens associated with the adjacent Vicarage to the north. There is no evidence of former buildings on the site on mapping from the mid C19th onwards, however a desk-based assessment would be required to fully explore any potential buried archaeology, including evidence of former gardens as mapped out in the later C19th.

Historical Interest

- 3.7 Historic England (2019) suggests this to be - “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".

- 3.8 The proposals site has no appreciable historic interest beyond its prior use as part of a garden to the neighbouring Vicarage. Herein the plot holds some minor illustrative and associative value, the nature of which is now much diminished by previous sub-division of the plot and formation of a separate residential property at Glebe Barn.
- 3.9 Glebe Barn also holds a degree of historical interest owing to its history of use and prior associations with the Vicarage. However, conversion of the building reduces its potential for historic interest, albeit the building remains interpretable as a former barn because of its former cart entry doorway facing the road.

Architectural and Artistic Interest

- 3.10 Historic England (2019) suggests that: "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."
- 3.11 The proposals site has no inherent architectural interest however it does feature in some views of Glebe Barn, the Vicarage to the north and the listed St Mary's Church and The Grove. The visual association is most apparent with regards to Glebe Barn, with the site being very much a peripheral and unimportant feature of views of the Church, The Grove and the Vicarage. The site is also partially obscured by trees and shrubs, and is well defined by a stone boundary wall. The wall is a typical complimentary features of the Gisburn Conservation Area.

Statement of Significance

- 3.12 Having assessed the heritage interests associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will consider prioritising conservation in light of the proposals for change. In this context, a statement of significance is given below.
- 3.13 An appraisal of heritage interests has been conducted to explore the inherent heritage interests and associated significances of the proposals site and the contribution it makes to nearby buildings (some of which are listed) and the Gisburn Conservation Area.

- 3.14 The principle findings of the appraisal are that, whereas the site does feature in some views of the Conservation Area and some views of the listed St Mary's Church and The Grove, and the unlisted neighbouring Vicarage and Glebe Barn, it is not a major complimentary feature of any view, beyond the extent to which the stone boundary wall surrounding the site reflects the dominant material characteristics of the locale. The site also lies adjacent to a busy roundabout road junction, therefore the dynamic impact of passing traffic has a notable bearing on the site's appearance.
- 3.15 Development on the site will change some views of the various aforementioned buildings and the Conservation Area, and it is the impact of this change that requires scrutiny to determine whether it will cause any harm to the heritage significance of heritage assets. Accordingly, scrutiny of impact is conducted in section 4 below.

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2021). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. In order to do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.
- 4.2 Part 3 of this statement fulfils the need to understand significance and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

Summary of the Proposals

- 4.3 The proposals involve the building of small stone detached garage. The garage will be built of materials to match the adjacent Glebe Barn, the adjacent boundary walling and neighbouring buildings. The previous scheme (refused) included rooflights however these have now been removed. Images of the site pre and post construction (the latter being CGI's) are shown below. The specific purpose of these images is to enable a reasonable and objective assessment of the building's visual impact upon the locale.



Figure 8) The proposals site



Figure 9) The proposed garage



Figure 10) View towards the site from Main Street looking east



Figure 11) View as image 10 showing proposed garage



Figure 12) View from south side of Church looking to the proposals site



Figure 13) View as image 12 showing proposed garage

Analysis of the Proposals: National Planning Policy Framework

4.4 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2019) considers heritage planning and identifies the following key drivers in the decision making process:

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

4.5 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Paragraph 193

4.6 Paragraph 193 of the NPPF states:

“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.”

4.7 Parts 2 and 3 of this heritage statement acknowledge the need to explore and understand heritage significances in order to guide proposals for change and review likely impacts, all as outlined within the NPPF. On the matter of whether any harm to significance accrues, this is discussed in the passages below.

NPPF Paragraph 195

4.8 Paragraph 195 of the NPPF states:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

4.9 Paragraph 195 of the NPPF considers the circumstances where total loss or substantial harm to significance of a designated heritage asset might accrue on account of a development proposal. In this case, as the proposals have no direct physical impact on any designated heritage assets aside from introducing a small new building within a Conservation Area, there would appear no reasonable or appreciable risk of substantial harm or total loss of significance.

NPPF Paragraph 196

4.10 Paragraph 196 of the NPPF states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

4.11 The potential risk of less than substantial harm to significance of a designated heritage asset, as referred to in paragraph 196 of the NPPF, could only theoretically arise in this case should the proposals cause an appreciable erosion of the special architectural and historic interests of the Gisburn Conservation Area and/or the listed St Marys Church and The Grove.

4.12 With regard to the listed buildings, the issue is one of setting and more generally how the proposed building would alter and impact upon views of the listed buildings. As confirmed within the NPPF and Historic England guidance on setting^{vi}, the setting of a heritage asset is not itself a designation and setting is not formally defined, therefore the specific issue of relevance is not whether a building/site exists within the notional setting of a heritage asset, but whether the building/site contributes to the significance of the heritage asset in any appreciable manner, be it through a positive, neutral or negative contribution.

4.13 In this case, the question as it relates to the listed buildings is a simple one, namely: would the arrival of the proposed garage alter views of the listed Church and the listed Grove in a manner that would erode their heritage significance? To consider this question one must appreciate the following contextual factors:

- the proposed building will occupy a position on the opposite side of a busy road from both of the listed buildings

- the proposed building will sit adjacent to a busy roundabout
- the proposed building will be situated at distance away from both listed buildings (approximately 25m from The Grove and 50m from the Church)
- the proposed building is low in height and much smaller in scale than adjacent nearby buildings
- the proposed building is built of random stone with a slated roof, therefore matching the material character of neighbouring buildings and features

4.14 As illustrated in figures 8-13, the new garage will be readily visible in some views of the listed buildings, but it will not in any way be a dominant, unattractive or inharmonious addition to the local built environment. In fact, quite the opposite is true; the building will become readily assimilated with its surroundings and have a generally benign presence, with its visibility being commonly obscured by passing traffic. To suggest that the arrival of the building could erode the heritage significances of either the Church or The Grove would be doing these listed buildings a great disservice. Both have a strong architectural presence and well-defined character, as contained within their own well-defined settings (the church yard and gardens respectively with perimeter stone boundary walls), and neither will in any appreciable or tangible way be harmed by the arrival of a small stone built structure lying many metres away on the opposite side of a busy road junction.

4.15 With regard to the impact on the Conservation Area, much the same is true. Yes, the garage will be visible by the busy roundabout at the corner of Main Street and Hellifield Road, but it will be neither a prominent nor visually assertive structure, sitting behind a matching stone boundary wall with materials and simple functional character that are entirely in keeping with the local built environment. Furthermore, there will be nothing unusual or incongruous about a small ancillary structure sitting adjacent to the converted Glebe Barn, and once again, to suggest the special architectural and historic interests of the Conservation Area could be appreciably harmed by such an innocuous building would seem to defy reasonable and objective logic.

Analysis of the Proposals: Local Heritage Planning Policy

4.16 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has been prepared to assess the potential impact of a new detached garage adjacent to Glebe Barn, Gisburn, upon the heritage significances of the Gisburn Conservation Area and nearby listed buildings. A similar previous scheme was refused in 2021 (and an appeal dismissed), however within that case rooflights which were proposed for the new building and which were cited as being harmful have now been removed. Accordingly the scheme removes the only element of the previous scheme which was deemed problematic.
- 5.2 The initial findings of the statement are that the site of the proposed garage is in a relatively prominent position at the corner of Hellifield Road and Main Street, sitting immediately adjacent to a busy roundabout junction which makes traffic a common dynamic feature of views in the locale. The site has no appreciable heritage significance, beyond the contributory visual character of the stone boundary wall that surrounds it, but it does feature in some views of the Conservation Area and the nearby listed building. Development of the site therefore presents a potential risk of harm to the heritage significances of these heritage assets.
- 5.3 In terms of potential impact, the proposed garage is small in scale and low in height, with random stone walls and a slated gabled roof. It is therefore entirely in character for the local historic environment, matching the materials of the adjacent Glebe Barn and surrounding stone boundary walls, and being deferential in terms of scale and visual impact. The new building will feature as a small, peripheral and harmonious feature within some views of the various heritage assets, but its position adjacent to a busy roundabout junction behind a stone boundary wall, on the opposite side of the road and at notable distance from the listed buildings, means that its impact will be benign.
- 5.4 In conclusion, the new garage will be readily assimilated into the historic built environment of Gisburn and the special architectural and historic interests of the neighbouring listed buildings and the Conservation Area are more than sufficiently robust and well defined to prevent such a small and innocuous building from having any harmful impact.

ⁱ Clarke, K, *Informed Conservation*, Historic England 2003

ⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

ⁱⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^{iv} Historic England Advice Note 12 (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

^v Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^{vi} <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heaq180-gpa3-setting-heritage-assets/>