

## **HERITAGE STATEMENT**

**LAND AT HIGHER STANDEN FARM  
AND PART LITTLEMOOR FARM  
CLITHEROE  
LANCASHIRE**

**PREPARED BY LANPRO SERVICES  
ON BEHALF OF  
TAYLOR WIMPEY NORTH WEST**

March 2022



Planning + Development | Design Studio | Archaeology + Heritage

Project Reference: 3583/01

Document Prepared by: Emily Mercer MCIfA

Document Reviewed by: Mitchell Pollington MCIfA

Revision	Reason for Update	Document Updated

## Contents

List of Figures .....	ii
List of Plates .....	ii
Non-Technical Summary .....	iii
1. INTRODUCTION .....	1
2. LEGISLATION, POLICY AND GUIDANCE.....	1
3. HERITAGE STATEMENT.....	7
4. SITE APPRAISAL .....	10
5. HERITAGE ASSETS.....	11
6. HISTORICAL DEVELOPMENT.....	12
7. STATEMENT OF SIGNIFICANCE.....	13
8. PROPOSALS AND ASSESSMENT OF IMPACT .....	18
9. CONCLUSIONS .....	21
10. REFERENCES .....	23

Figures

Plates

Appendix 1: Designated heritage assets list entry (250m search area)

Appendix 2: Proposed layout of Phase 6

## List of Figures

Figure 1. The study site and search area with the location of NHLE records

Figure 2. Extract from the Ordnance Survey 6 inch scale map of 1848

Figure 3. Extract from the Ordnance Survey 25 inch scale map of 1912

Figure 4. Extract from the Ordnance Survey 25 inch scale map of 1932

Figure 5. Extract from the Ordnance Survey 1:10,000 scale map of 1971-4

Figure 6. Aerial view of the study site (Google Earth 2022)

## List of Plates

Plate 1. West facing view across the study site towards Littlemoor Farm and Little Moor to the rear

Plate 2. View from the study site towards the rear of the properties of Little Moor

Plate 3. Modern residential development on the north side of the study site along Hillside Close and Lingfield Avenue

Plate 4. East facing elevation of Littlemoor Farm

Plate 5. North-west facing view towards Littlemoor Farm

Plate 6. West facing elevation of Littlemoor Farm

Plate 7. Datestone at Littlemoor Farm showing 1837

Plate 8. South-west facing approach to Little Moor

Plate 9. Nos 1-5 of the Grade II listed *Nos 1-9 Little Moor*

Plate 10. No 9 of the Grade II listed *Nos 1-9 Little Moor*

Plate 11. Access to the track leading to Littlemoor Farm

Plate 12. Grade II listed Nos 11-15 Little Moor (NHLE 1072343)

Plate 13. North-east facing approach to Little Moor. Little Moor House (NHLE 1362198) is to the left, with Nos 11-15 Little Moor (NHLE 1072343) central to the photograph

## Non-Technical Summary

The following heritage statement has been prepared to assess the potential impact on the historic built environment arising from a proposed residential development of land at Higher Standen and Part Littlemoor farm, Clitheroe, Lancashire (NGR centred SD 74450 40605). It addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF. This heritage statement does not consider below-ground (archaeological) heritage assets.

The heritage statement has established that there are three designated heritage assets within the environs of the study site that may be potentially sensitive to the proposed residential development, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198). Their significance is derived from their architectural, historical and archaeological interests as part of a former rural isolated hamlet associated with the late 18<sup>th</sup> and early 19<sup>th</sup> century Primrose Mill complex c. 350m to the west. The immediate setting that is considered to contribute to the significance of the three Grade II listed buildings is derived from their group value as a hamlet. However, their wider setting has been eroded by encroaching modern development, both residential and commercial. This has diminished the appreciation of the historical rural isolated context which has been replaced by a more suburban sense of place.

In respect of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 66 states that 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. This heritage statement has shown that whilst the wider landscape setting of the three Grade II listed dwellings will be changed by the proposed development, their special interests and group value that determines their immediate setting will be preserved by layout design. It is therefore concluded that the significance of 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198) will be maintained resulting in no harm.

The incorporation of the former Littlemoor Farm within Phase 6 of the proposals, in the west side of the study site, which is not designated and is considered to be of local heritage significance, will be mitigated by design and preservation by record.

## 1. INTRODUCTION

- 1.1 This heritage statement has been prepared by Lanpro Services Limited on behalf of Taylor Wimpey Manchester to inform a reserved matters application (pursuant to outline consent 3/2015/0895) for Phases 5 and 6 of the residential development at land at Higher Standen Farm and Part Littlemoor Farm, Clitheroe (hereafter referred to as the 'study site'). It is located within the administrative boundary of Ribble Valley Borough Council.
- 1.2 This assessment provides a heritage impact assessment of the proposed development and has been prepared in compliance with the National Planning Policy Framework (NPPF), to identify and provide a description of the significance of heritage assets on or adjacent to the site and the likely effects of development on that significance.
- 1.3 The following report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably the recently published *HEAN 12: Statements of Heritage Significance* (Historic England 2019), *GPA3: The Setting of Heritage Assets* (Historic England 2017) and *Conservation Principles* (English Heritage 2008) has been consulted to inform the judgements made.
- 1.4 The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement based on historic, archaeological, architectural or artistic interest.
- 1.5 This heritage statement does not consider below-ground (archaeological) heritage assets.

## 2. LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.
- 2.2 The National Planning Policy Framework (NPPF 2021) states that planning applications should consider the potential impact of the development upon heritage assets which includes both designated heritage assets (for example listed buildings and Conservation Areas) and non-designated heritage assets usually comprising assets recorded on a Local List or the Historic Environment Record.

### Current Legislation

- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process.

2.4      Section 66 of the 1990 Act states that “...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”.

2.5      Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:

- Grade I buildings are of exceptional interest;
- Grade II\* buildings are particularly important buildings of more than special interest;
- Grade II buildings are of special interest, warranting every effort to preserve them.

2.6      In addition to the statutory criteria for listing, i.e. architectural and historic interest, and group value, the following general principles are also considered by the Secretary of State when determining if a building is suitable for addition to the list of building of special architectural and historic interest:

**Age and rarity:** the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
- from 1700 to 1840, most buildings are listed;
- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

**Aesthetic merits:** the appearance of a building, both its intrinsic architectural merit and any group value, is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.

**Selectivity:** where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.

**National interest:** the emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

**State of repair:** the state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair

### National Planning Policy Framework

- 2.7 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.8 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
  - Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.9 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset. This is supported by paragraph 195 which states that LPAs should take this into account when considering applications.

- 2.10 Paragraphs 199-201 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 199 states that where a development is proposed that would affect the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 201 emphasises that where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 199.
- 2.11 Heritage Assets are defined in Annex 2 of the NPPF as: *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.12 A Designated Heritage Asset comprises a *'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'*.
- 2.13 Significance is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 2.14 In short, government policy provides a framework which:
- Protects nationally important designated heritage assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions; and
  - Provides for the excavation and investigation of sites not significant enough to merit *in situ* preservation.

### **Planning Practice Guidance**

- 2.15 The NPPG is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled *'Conserving and enhancing the historic environment'*. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding its significance; archaeological, architectural and artistic, and historic.

### **Local Planning Policy**

- 2.16 The Ribble Valley Borough Council Adopted Core Strategy 2008-2028 (adopted 16 December 2014) is the lead development plan document for the Local Development Framework. The following policies are relevant to built heritage assets in the Local Plan:



*KEY STATEMENT EN5: HERITAGE ASSETS*

*There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.*

*This will be achieved through:*

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

*POLICY DME4: PROTECTING HERITAGE ASSETS*

*In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.*

*1. Conservation Areas*

*Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*

*In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.*

*2. Listed buildings and other buildings of significant heritage interest*

*Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.*

*Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.*

### Professional Guidance

- 2.17 The Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2020) provides guidelines and recommendations for best practice in undertaking desk-based research and assessment.
- 2.18 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Understand the significance of the affected assets;
  - Understand the impact of the proposal on that significance;
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  - Look for opportunities to better reveal or enhance significance;
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
  - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.19 In order to understand the nature, extent and level of significance the note advocates considering the four types of ‘*heritage value*’ an asset may hold, as identified in Conservation Principles (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some or all of the values.
- 2.20 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets Setting* (2017) recognises that whilst setting is not a heritage asset, 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*’ (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.21 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged ‘5-step process’ to assessment should be adopted, namely:
- i) identify which heritage assets and their settings are affected;

- ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
  - iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
  - iv) explore the way to maximise enhancement and avoid or minimise harm;
  - v) make and document the decision and monitor outcomes.
- 2.22 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).
- 2.23 A recent Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12 (2019)*, brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It also emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

### 3. HERITAGE STATEMENT

#### General Introduction

- 3.1 The purpose of a heritage statement is to meet the relevant guidance given in the NPPF and any local plans. This outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.
- 3.2 The degree of impact a development could have on such heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.
- 3.3 Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's *Conservation Principles and Informed Conservation*, and Historic England's Good Practice Advice in Planning Notes (GPAs), the process of heritage impact assessments can be summarised as involving three parts:
- 1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;

2. understanding the nature and extent of the proposed developments;
  3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.
- 3.4 This is undertaken in line with the basic structure provided in the Historic England guidance *Statements of Heritage Significance* (2019).

### Definition and Assessment of Significance

- 3.4 NPPF defines significance as:

*‘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’.*

- 3.5 Historic England’s *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. A revised consultation draft of *Conservation Principles* published by Historic England in November 2017 adopts the values terminology, or interests, of the NPPF.

- *Archaeological Interest*: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
- *Architectural and Artistic Interest*: derives from a contemporary appreciation of an asset’s aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right
- *Historic Interest*: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

- 3.6 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case by case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset’s significance.

- 3.7 In relation to a recognised heritage asset, the production of this heritage statement also takes into account the contribution which the historic character and setting makes to the overall significance of the asset. Assessment of significance has been undertaken in

accordance with the methodology outlined in Historic England's *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (2015).

- 3.8 The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

Heritage significance	Description
<b>Very High</b>	<ul style="list-style-type: none"> <li>• World Heritage Sites</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>• Scheduled Monuments</li> <li>• Grade I and II* Listed Buildings</li> <li>• Grade I and II* Registered Historic Parks and Gardens</li> </ul>
<b>Medium</b>	<ul style="list-style-type: none"> <li>• Grade II Listed Buildings</li> <li>• Grade II Registered Historic Parks and Gardens</li> <li>• Conservation Areas</li> </ul>
<b>Low</b>	<ul style="list-style-type: none"> <li>• Locally listed buildings</li> <li>• Non-designated archaeological sites of local value, and/or potential to contribute to local research objectives</li> </ul>
<b>Negligible / nil</b>	<ul style="list-style-type: none"> <li>• Heritage assets with very little or no surviving research value</li> </ul>

### Definition and Assessment of Setting

- 3.9 Setting, as a concept, was clearly defined in PPS5 and was then restated in the NPPF which describe it as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

- 3.10 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Setting* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

- 3.11 The production of this HS has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution 'setting' makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

- 3.12 The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

### Definition of Harm

- 3.13 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 201 and 202). Paragraph 201 of the NPPF states that:

*‘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...’*

- 3.14 Paragraph 196 of the NPPF states that:

*‘Where a development proposal would 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 proposals...’*

- 3.15 Recent High Court rulings have emphasised the primacy of the 1990 Planning Act and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding impact on the setting of a listed building (Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383)) para.34:

*‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’*

- 3.16 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

*‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.’*

## 4. SITE APPRAISAL

- 4.1 A site visit was undertaken on Monday 28<sup>th</sup> February 2022 in order to view the study site (Plates 1-7) and the surrounding heritage assets within their context (Plates 8-13).
- 4.2 The study site is located on the south side of the town of Clitheroe, on agricultural land located between Whalley Road (A671) and the A59 (NGR centred SD 74450 40605; Figure 1). It is bound by Pendleton Brook for much of the southern perimeter, with the Standen

Hall complex to the south-east. To the west are residential properties facing onto Littlemoor Road, including those within the small hamlet of Little Moor. The west end of the northern perimeter to the study site is bound by modern residential properties facing onto Hillside Close and Lingfield Avenue, with the remainder of the north bound by agricultural fields. To the east of the study site are earlier construction phases of the proposed residential development.

- 4.3 The topography of the study site slopes gradually down from the east at c. 100m above Ordnance Datum (AOD) to c. 80m AOD in the west.

## 5. HERITAGE ASSETS

- 5.1 The Historic England National Heritage List for England (NHLE) and Heritage Gateway has been consulted regarding built heritage assets within a surrounding 250m radius (Figure 1) of the study site which has been determined based on the prevailing circumstances within the surrounding area, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is, therefore, consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.2 There are no designated heritage assets within the study site.
- 5.3 There are six listed buildings within the 250m search area. Three Grade II listed buildings bound the west end of the study site, comprising: 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198). The remaining three listed buildings are located to the south-east of the study site and comprise the Grade II\* listed Standen Hall (NHLE 1072085) and two Grade II listed buildings, The Old Bothy (NHLE 1072386) and the mounting block associated with Standen Hall (NHLE 1362348).
- 5.4 The three listed buildings to the south-east of the study site, Standen Hall, The Old Bothy and the mounting block, have been scoped out of further consideration as they are screened from the study site by intervening vegetation and topography. Their significance will remain unaffected by the proposed development.
- 5.5 There are no conservation areas within the 250m search area, with the nearest, Clitheroe Conservation Area, being c. 560m to the north. It is screened from the study site by the intervening urban context and topography and is not considered sensitive to the proposals.
- 5.6 The very top of the Grade I listed Clitheroe Castle (NHLE 1071553), located c. 820m to the north, together with the tip of the steeple of Grade II\* Parish Church of St Mary Magdalene (NHLE 1362179), 1.2km to the north, and the top of the tower of the Grade II St James' Church (NHLE 1072358), c. 275m to the north, can be viewed intermittently within far reaching views from the study site over and beyond the modern residential development. These views are considered to operate at a landscape scale in which the three designated

heritage assets are situated and, in this instance, do not form part of the setting that contributes to their special interest.

- 5.7 Ribble Valley Borough Council does not maintain a list of non-designated heritage assets (a 'local list') nor do they have a published criteria for the selection of non-designated heritage assets.

## 6. HISTORICAL DEVELOPMENT

- 6.1 This section provides an overview of the study site and the historical background relevant to an understanding of the site and its historical context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the study site's historical development and heritage potential in accordance with the NPPF.
- 6.2 Clitheroe was first documented in 1102 as *Cliderhou*, derived from Old English meaning 'hill with loose stones' (Mills 2011). This was in reference to a defended site believed to have been a wooden palisaded enclosure and a predecessor to the castle that was built in 1186 atop a limestone knoll. The town developed around the castle and a market was established in the late 12<sup>th</sup> century. During the medieval and post-medieval periods, the town was situated north of the study site and was surrounded by a number of dispersed rural settlements or farmstead, including Standen to the east of the study site.
- 6.3 Standen was first recorded in 1258 as a grange or detached farmstead belonging to the lord of Clitheroe. By 1311, the Earl of Lincoln is recorded as holding 80 acres demesne land, 36 acres of meadow and several pastures. Standen Hall (NHLE 1072085) was first built in the 15<sup>th</sup> century and re-modelled in the 18<sup>th</sup> century, by which time the estate extended across lands around Clitheroe. The estate was enclosed by Act of Enclosure during the 18<sup>th</sup> century.
- 6.4 From the late 18<sup>th</sup> century, a number of industries were established at Clitheroe resulting in the development and expansion of the town. Most notably was the Primrose Mill complex, c. 350m to the west of the study site, described by Historic England as Clitheroe's second industrial settlement (Hob Uid: 1584617, [heritagegateway.org.uk](http://heritagegateway.org.uk)). A water-powered cotton spinning mill was first established at Primrose in 1787 as the second factory in the town following Low Moor Mill built in 1782. Mearley Brook was dammed to create a large lodge to power the mill, with the Pendleton Brook feeding into a smaller lodge. Cotton spinning ceased at the site in 1810-11 when it was acquired by Thomson, Chippendale and Burton, later James Thomson, Brother and Company, who adapted it for calico printing and expanded the premises considerably.
- 6.5 At around the same time as the Primrose Mill complex was established, the small hamlet of Little Moor appears to have developed. Little Moor is located to the west of the study site and comprises eight terraced cottages, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343), and the larger detached Little Moor House (NHLE 1362198). The list entries



for these Grade II listed heritage assets (Appendix 1) date the buildings to the late 18<sup>th</sup> or early 19<sup>th</sup> centuries.

- 6.6 Currently, Littlemoor Road passes to the rear of Little Moor House (NHLE 1362198) which is situated on the opposite side of the road to the terraced cottages. The Ordnance Survey map of 1848 (Figure 2) shows that the present day Littlemoor Road was formerly Little Moor Lane that originally passed around the front of Little Moor House, with access or courtyard to the cottages to the rear. Leading from this courtyard area to the east was a track that led to what appears to be a field barn located within the study site.
- 6.7 Tithe information dating to 1847 details that Messrs Company and Messrs Thompson owned the land immediately to the west and east of Little Moor, including the whole of the west portion of the study site, whilst the east portion was Standen Hall estate land. Messrs Company and Messrs Thompson also owned Little Moor House which is recorded as being occupied by James Thomson Esquire, the owner of Primrose Mill. The census data for 1841 and 1851 details that the inhabitants of Little Moor were Primrose Mill workers, suggesting that Little Moor may have developed in association with the mill at the end of the 18<sup>th</sup> or early 19<sup>th</sup> centuries. The census also records a farmer and agricultural labourer residing in the eastern cottage (no. 15) of what is now 11-15 Little Moor (NHLE 1072343), which correlates with the location of the access track and barn within the west of the study site at this time (Figure 2).
- 6.8 By the early 20<sup>th</sup> century, the main route along Littlemoor Road had been diverted away from the front of Little Moor House to its current route to the rear and in front of the cottages (Figure 3). A brick coach house and stables had been built in the late 19<sup>th</sup> century adjoining the north of the residence at no. 1 Little Moor (now converted for office use) to serve Little Moor House. This may have resulted from Standen estate taking over the west portion of the study site and the hamlet of Little Moor (date unknown), when Little Moor House became a second residence to Standen Hall.
- 6.9 The barn within the study site was extended in the later 19<sup>th</sup> or early 20<sup>th</sup> century to a much more substantial building, with outbuildings to its north and west, and is later shown on 1930s Ordnance Survey maps as Littlemoor Farm (Figure 4). It remained as a farm on mapping through the mid-20<sup>th</sup> century. However, by the 1970s it appears to have reverted to its function as a barn and storage.

## **7. STATEMENT OF SIGNIFICANCE**

- 7.1 In accordance with Historic England's document '*Conservation Principles – Policies and Guidance for the sustainable management of the historic environment*' (English Heritage 2008) and Steps 1 and 2 contained in *GPA3: The Setting of Heritage Assets* as outlined in section 3 above, the following section contains an assessment of the significance of the heritage asset considered to be potentially impacted by the proposals.

### **Little Moor House**

- 7.2 Little Moor House is Grade II (NHLE 1362198) and was first listed on the 19<sup>th</sup> May 1950. The list entry (provided in Appendix 1) dates the house to the 18<sup>th</sup> or early 19<sup>th</sup> centuries and it is entirely possible that it was built in association with the complex at Primrose Mill, either during the original construction in 1787 or during the period of expansion after 1810.
- 7.3 It is essentially a small, stuccoed country house in appearance, of double depth, four bays and two storeys. A rear wing extends eastwards which is now a separate dwelling (no. 19). The principal elevation faces west and remains largely unaltered, with the main pedimented doorway with a semi-circular fanlight above. A French door is situated within the north bay of the west facing elevation on the ground floor. A bow window to the ground and first floor with an adjacent oriel occupy the south facing elevation. A lead canopy (possibly on cast iron supports) is above the ground floor bow. The north facing elevation is more plain in appearance, with eight-over-eight sashes that mirror those on no 15 on the east side of Littlemoor Road. To the rear is a small enclosed yard and the appearance is relatively functional, although a tall stairlight is apparent.
- 7.4 The route of the former portion of Little Moor Lane that originally passed in front of the principal elevation now provides a private drive with north and south access through the enclosed garden to the west. Architecturally, the use of attractive features in the south facing elevation of the house suggests that the main approach to the house was northward along Little Moor Lane, from the direction of Primrose Mill. This portion of the lane is shown on the 1848 Ordnance Survey map (Figure 2) as tree-lined and is still extant despite the modern residential development fronting the lane.
- 7.5 Overall, Little Moor House retains much of its original appearance and relatively high status features externally, which contributes to its architectural and archaeological interest. Its likely association with Primrose Mill and the development of industrial Clitheroe also provides historical interest.
- 7.6 The original setting of Little Moor House has altered significantly from its former position as the principal residence within an isolated hamlet surrounded by agricultural fields. Its setting to the west and north is now defined by the enclosed mature gardens overlooked by the principal west facing elevation, beyond which is extensive modern residential development and integration within an urban context. To the east and immediate south, the setting remains relatively unchanged in terms of its group value with the Grade II listed cottages at 1-9 and 11-15 Little Moor and the late 19<sup>th</sup> century coach house, together with the agricultural fields beyond. This general context provides an appreciation of how the hamlet may have originally functioned fronted by Little Moor House.
- 7.7 However, more specific to Little Moor House is the value of the immediate setting provided by the group of cottages. These contribute to its significance in terms of understanding its special interest as the principal residence of the hamlet, occupied by the mill owner. This is reflected in the high-status architectural detail befitting a small country house. Furthermore,

the mature gardens overlooked by Little Moor House are enclosed by high walls and vegetation which aims to screen the modern development beyond, and helps to retain inward looking views. Consequently, is considered that the study site does not contribute to the significance of the Grade II Little Moor House.

### **1-9 Little Moor**

- 7.8      The L-shaped terrace of cottages comprising nos 1-9 Little Moor are Grade II listed (NHLE 1072342), first listed on 30<sup>th</sup> September 1976. They are adjoined on the north side by a late 19<sup>th</sup> century brick-built coach house and stables which served Little Moor House and a penticed extension to the rear adjoining no. 9. The terrace of cottages is described in the list entry (Appendix 1) as being of 18<sup>th</sup> or early 19<sup>th</sup> century date and of two storeys, albeit that nos 1 and 3 are taller in height.
- 7.9      It is obvious in their appearance that the terrace is comprised of more than one construction phase. Nos 1 and 3 are more formal in architectural style than nos 5, 7 and 9, and are garden fronted with a central passage providing access to the rear. These two cottages are white in a similar style to Little Moor House, whereas nos 5-9 are untreated roughcast. Nos 1 and 3 have six-over-six sashes with pilastered doorways and glazed rectangular fanlights, with classical style entablatures above. Their principal west facing elevation appears to be relatively unaltered.
- 7.10      Nos 5-9 are much more vernacular and plain in appearance, and there appears to have been some alteration or modification to accommodate additional housing. No. 5 has eight-over-eight sash windows with a round arched glazed fanlight and a stone door surround with keystone and impost bands. Nos 7 and 9 have stone door surrounds with no detailing and sash windows.
- 7.11      Nos 1 and 3 have always fronted onto Little Moor Lane. However, as the course of the lane originally passed in front of Little Moor House, historically this resulted in nos 5 and 7, with 9 around to the side and south facing, fronting onto the minor access and courtyard shared with the cottages at 11-15 and to the rear of Little Moor House. During the later 19<sup>th</sup> century, the route of Little Moor Lane was diverted to run through the courtyard area and around the rear of Little Moor House. This arrangement and relationship with the group of cottages and Little Moor House remains unchanged to the present day. As a group of terraced cottages within a small hamlet, fronted by Little Moor House and overlooking agricultural fields to their rear, the immediate setting of nos 1-9 within the hamlet is considered to be relatively unaltered.
- 7.12      However, its wider context has diminished in terms of the ability to appreciate the hamlet as an isolated rural settlement, with nos 1-7 now overlooking the entrance to recent residential development along Primula Crescent and the suburban sense of place that this brings. There is some distinct separation between the modern residential development further north along Littlemoor Road and on the north side of the study site, however, which provides legibility to its historical context. This is further enhanced by the outward views

from rear of the Grade II listed 1-9 Little Moor over the agricultural fields within the study site.

- 7.13 The significance of the Grade II listed 1-9 Little Moor terrace of cottages is derived from their architectural interest, especially with nos 1 and 3. They are also considered to have archaeological and historical interest relating to their subsequent modifications which may have related to the provision of accommodation for workers at Primrose Mill. Whilst the rear outwards views of the cottages across the study site provides an historical context to their original rural location, the immediate setting provided by the group of buildings of Little Moor is of more value in its contribution to their designated status and the understanding and appreciation of their special interests.

### **11-15 Little Moor**

- 7.14 Nos 11-15 Little Moor are Grade II listed (NHLE 1072343) and were first listed on 30<sup>th</sup> September 1976. They comprise three cottages in a T-shaped arrangement, nos 13 and 15 being semi-detached and south-west facing with no. 11 occupying what appears to be a rear extension to the north. The list entry (Appendix 1) dates the cottages to 18<sup>th</sup> century or early 19<sup>th</sup> century, although they are not contemporaneous in construction, evidenced in plan layout, architectural detail and roof height.
- 7.15 These three cottages are positioned immediately to the rear of Little Moor House and overlook agricultural fields to the east of Littlemoor Road and a courtyard area between the two groups of cottages to the rear.
- 7.16 The rear elevation of no. 13 is occupied by eight-over-eight sash windows with a plain stone doorway, whereas no. 11 has modern windows. Sash windows without glazing bars appear to occupy the principal south-west facing elevations. The east facing elevation of no. 15 has a tall stairlight similar to that on the rear elevation of Little Moor House. Gardens also appear to extend eastwards from the cottages.
- 7.17 No. 15 is believed to have originally been a farmhouse which corroborates with census data from the mid-19<sup>th</sup> century. From the courtyard area to its rear, and between the gardens of 1-9 and 11-15 Little Moor is a gate leading to a track providing access to a farm building, likely to originally have been a barn, mapped on the 1848 Ordnance Survey map (Figure 2). There is no obvious extant evidence, however, of the use of no 15 as a farm.
- 7.18 As with Little Moor House and 1-9 Little Moor, 11-15 shares group value which provides some archaeological and historical interest to the small hamlet. The historical interest also derives from the likely association with Primrose Mill. There is also some architectural interest, although this is limited to a more vernacular form.
- 7.19 Unlike Little Moor House and 1-9 Little Moor, however, there appears to have been an historical functional association with the wider agricultural setting within the study site. Historically, the buildings within Little Moor and the fields to the east and west were all under the same ownership of Messrs Company and Messrs Thompson and subsequently

part of the Standen estate. The functional association was between no. 15, having been occupied by farmers and agricultural labourers during the mid-19<sup>th</sup> century, and the barn that is still extant within the study site. Therefore, both the immediate setting of the group of surrounding historical buildings within Little Moor and the wider context of the agricultural setting to the east contribute to the understanding of at least no. 15 Little Moor and appreciation of the connection with the still extant earthwork remains of the field track. Any historical agricultural connection does appear to have been severed subsequently with the change in no. 15 to purely domestic and the development of Littlemoor Farm.

### **Littlemoor Farm**

- 7.20 A large barn is located within the west side of the study site although it is no longer in use. It straddles the boundary between two fields to the east of the hamlet of Little Moor and is reached via a raised grassy trackway. It is first recorded in the 1840s on both the Clitheroe Tithe map of 1847 (not illustrated) and more accurately on the Ordnance Survey map of 1847 (Figure 2) which shows a small L-shaped building and the associated track. By the 20<sup>th</sup> century, the structure had been extended and is shown on 1930s mapping as Littlemoor Farm (Figures 3 and 4).
- 7.21 Presently, the building comprises two parts, an L-shaped east range and rectangular range offset to the south on the west. The western range is constructed from coursed random limestone with substantial limestone quoins. A three-quarter height perpendicular extension has been added to the north end of the east elevation and evidence for a single-story extension to the south with a catslide roof. There are traces of a flagged threshing floor internally, with the original layout comprising a porch with catslide roof in the centre of the east elevation, which appears to survive. There is a door opposite this on the west elevation with limestone segmental arch with dated keystone 'BIE 1837' (Plate 7).
- 7.22 There are several blocked and inserted windows and doors, the inserted apertures being lined with brick, the blocked apertures using a variety of materials including modern grey brick. There are inserted brick ventilation holes together with a blocked brick-lined hole on the east gable elevation of the extension. The roof of the main part of this range is slate on the east slope, stone on the west with stone ridge, while the north extension has a modern ridge. Internally, the building is open to the roof and, as already noted, traces of a threshing floor are visible. The roof frame is supported on two king post trusses with saw marks visible. The king post is bolted to the tie beam and each of the two purlins on each side are pegged.
- 7.23 The east range is rectangular and is constructed from random, coursed sandstone and limestone with concrete block upper north gable. Much of the mortar is smeared and there are some blocked apertures. The roof is modern and supported on several modern joists. There are two modern vents on the ridge.
- 7.24 The barn is not designated. There is an association with the former farmhouse at no. 15 Little Moor, which is part of the Grade II listed 11-15 Little Moor (NHLE 1072343), and which is considered to provide some historical context to the designated heritage asset in terms of

rural setting. However, it is considered that the current structure is not within the curtilage of the Grade II listed 11-15 Little Moor. This is due to development of the barn into a farmstead, in use until at least the mid-20<sup>th</sup> century, which correlated with no. 15 no longer functioning as a farmhouse.

- 7.25 Nevertheless, the original early 19<sup>th</sup> century barn is extant with numerous 19<sup>th</sup> century additions evident. Therefore, it is considered to be of historical and archaeological interest at a local level.

### **Summary of significance**

- 7.26 The four built heritage assets considered above comprise three Grade II listed buildings clustered around Littlemoor Road to the west of the study site, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198), and the remains of Littlemoor Farm within the study site that is accessed via a raised earthwork track from Little Moor.
- 7.27 It has been demonstrated that the three designated heritage assets have group value, and all have historical interest in their association with Primrose Mill as well as archaeological interest. There is a varying degree of architectural interest reflective of the status of the individual dwellings. Their setting also contributes to their significance, mainly in terms of the immediate environs that provide legibility of their inter-relationship as a small hamlet that was formerly rural and relatively isolated.
- 7.28 Despite the historical rural context, any association with the surrounding agricultural setting was limited to the likely early to mid-19<sup>th</sup> century function of no. 15 Little Moor as a farmhouse and the barn that subsequently developed as Littlemoor Farm. However, with the development of Littlemoor Farm in the late 19<sup>th</sup> century it appears that this connection was severed.
- 7.29 The statutorily designated 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198) are of high heritage significance, although being Grade II listed they are not considered to be of 'the highest' significance as defined by paragraph 200 of the NPPF. The farm building within the west of the study site is considered to be of low (local) heritage significance.

## **8. PROPOSALS AND ASSESSMENT OF IMPACT**

### **Proposed Development**

- 8.1 The study site forms Phases 5 and 6 of the outline consent for residential development (3/2015/0895). Phase 5 occupies the east side of the study site where it has been determined that there will be no potential effects on any designated heritage assets. The following assessment of impact will focus on Phase 6, the layout for which is provided in Appendix 2.

The height of all plots is proposed as two storey with the exception of plots 222 and 223 which will be 2.5 storey.

### **Assessment of Impact**

- 8.2 Local authorities have a duty under the 1990 Planning (Listed Buildings and Conservation Areas) Act (section 66[1]) to 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’. The NPPF expects local authorities to have access to significance and impact assessments to inform these duties (paragraphs 194 and 195).
- 8.3 Impact is assessed according to different levels, from neutral to beneficial with a range of degrees of harm, from slight to substantial. Where substantial harm will be caused, for example by the total demolition of a listed building or a building that contributes to the character of a Conservation Area, local authorities should normally refuse consent, unless the criteria set out in the NPPF are met (paragraph 201). For proposals where the harm is ‘less than substantial’, the Local Authority is expected to weigh the harm to significance against the public benefits of the scheme.

### **Designated assets**

- 8.4 Three Grade II listed heritage assets are located immediately to the west of the proposed development Phase 6, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198). Their designated status determines that they are of high heritage significance, although not of ‘the highest’ significance as defined by paragraph 200 of the NPPF. Their significance is derived from their architectural, historical and archaeological interests.
- 8.5 The proposed development will have no direct impact on any designated heritage assets. The setting of the three identified designated heritage assets within Little Moor is considered to be potentially sensitive.
- 8.6 The immediate setting that is considered to contribute to the significance of the three Grade II listed buildings is derived from their group value as a former rural hamlet. However, their wider setting has been eroded by encroaching modern development, both residential and commercial. This has diminished the appreciation of the historical rural isolated context which has been replaced by a more suburban sense of place.
- 8.7 Historically, the inhabitants of the dwellings at Little Moor were the families of workers at the Primrose Mill, c. 350m to the west. The mill owners also owned Little Moor and the immediate surrounding fields, which was later absorbed into the Standen estate. However, any historical functional association with the wider rural context was limited to the agricultural inter-relationship between a former farmhouse at no. 15 Little Moor and a barn within the study site. This was subsequently severed with the development of Littlemoor Farm and conversion of no. 15 Little Moor to a purely domestic function.
- 8.8 Consequently, the wider setting provides views outwards from the rear of the properties.



The views from within the study site towards the dwellings at Little Moor are dominated by a backdrop of modern development and are, therefore, restricted in their contribution to the understanding or appreciation of their special interests or group value as a former hamlet. The proposed development will alter the wider landscape setting of Little Moor and the group of Grade II listed buildings.

- 8.9 The proposed layout includes a buffer of open space along the west and north side of Phase 6. The proposed houses will also be set-back behind their rear gardens which, when the rear gardens of the designated heritage assets are also considered, creates a distinct separation between the new build line and Little Moor. This, together with vegetation screening along the west perimeter of Phase 6, would aid in maintaining the group setting of the Little Moor hamlet, which also contributes to their listed status and would minimise intervisibility with the proposed development.
- 8.10 Access to the proposed development would be from Littlemoor Road, approximately 45m to the south of the Grade II listed 11-15 Littlemoor. The road will be moved south-eastwards to create a more gentle curve and will open up the northward approach to the hamlet. In doing this, the road will be set back from the enclosed garden of Little Moor House as well as creating a more open key view of the designated heritage assets and their appreciation as a group.
- 8.11 Whilst the development will be viewed within the streetscene, the westernmost house plot (no. 220) will be set back from the roadside of Littlemoor Road to maintain the legibility of the designated heritage assets as a distinct hamlet group. Vegetation screening along plot 220 would increase the viability of making the distinction between the historic group and the proposed development.
- 8.12 The proposed development on land to the east of the group of Grade II listed dwellings that comprise the historic hamlet of Little Moor will cause no harm to their heritage values that form their special interest derived from their architectural, historical and archaeological values.

#### **Non-designated heritage asset**

- 8.13 The former Littlemoor Farm is located within the west side of the study site, within Phase 6 (Appendix 2). It is first recorded as a small barn structure accessed from Little Moor on 1840s mapping, which corroborates with a datestone of 1837 on what appears to be the earliest phase of the building. During the later 19<sup>th</sup> and early 20<sup>th</sup> century, the barn was expanded and developed into Littlemoor Farm, although it is no longer in use. It has been assessed as being of local heritage significance, relating to its archaeological interest and historical development within the landscape of Little Moor and the Standen estate.
- 8.14 The proposed development will directly impact on the building. It is referred to as the 'Old Bothy' within the proposed layout (Appendix 2) and it is intended that the structure will be reduced in height to 1m above ground level and incorporated with the childrens' play area



as a maze within the play trail. This will preserve some legibility of the heritage asset within the development.

- 8.15 It is recommended that, prior to any construction work commencing on Phase 6 of the proposed development and in mitigation of its reduction to 1m in height, the barn is recorded in accordance with Historic England guidelines (2016).

### Summary of impact

- 8.16 Based on the above mitigation proposals, to include a buffer zone, set-back of the build line, changes to the highway, vegetation screening, recording of the former farm and retention of its outline (Old Bothy), the impact of the proposed scheme is considered to be neutral and paragraphs 200-202 of the NPPF will not be engaged.

## 9. CONCLUSIONS

- 9.1 This heritage statement has been prepared in order to inform proposals for residential development on land at Higher Standen and Part Littlemoor farm, Clitheroe, Lancashire. It addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF. This heritage statement does not consider below-ground (archaeological) heritage assets.
- 9.2 The heritage statement has established that there are three designated heritage assets within the environs of the study site that may be potentially sensitive to the proposed residential development, 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198). Their significance is derived from their architectural, historical and archaeological interests as part of a former rural isolated hamlet associated with the late 18<sup>th</sup> and early 19<sup>th</sup> century Primrose Mill complex c. 350m to the west. The immediate setting that is considered to contribute to the significance of the three Grade II listed buildings is derived from their group value as a hamlet. However, their wider setting has been eroded by encroaching modern development, both residential and commercial. This has diminished the appreciation of the historical rural isolated context which has been replaced by a more suburban sense of place.
- 9.3 In respect of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 66 states that 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. This heritage statement has shown that whilst the wider landscape setting of the three Grade II listed dwellings will be changed by the proposed development, their special interests and group value that determines their immediate setting will be preserved by layout design. It is therefore concluded that the significance of 1-9 Little Moor (NHLE 1072342), 11-15 Little Moor (NHLE 1072343) and Little Moor House (NHLE 1362198) will be maintained resulting in no harm.

- 9.4      The incorporation of the former Littlemoor Farm within Phase 6 of the proposals, in the west side of the study site, which is not designated and is considered to be of local heritage significance, will be mitigated by design and preservation by record.

## 10. REFERENCES

ClfA 2020, *Standard and guidance for historic environment desk-based assessment*

DCLG 2021, *National Planning Policy Framework*

English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*

English Heritage 2010, *Understanding Place*

Historic England, 2016, *Understanding Historic Buildings. A guide to good practice*

Historic England 2017, *Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets*

Historic England, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

Mills, A.D., 2011, *A Dictionary of British Place Names*

### Historical Mapping

Clitheroe Tithe map, 1847

Ordnance Survey 1848, 6 inch map

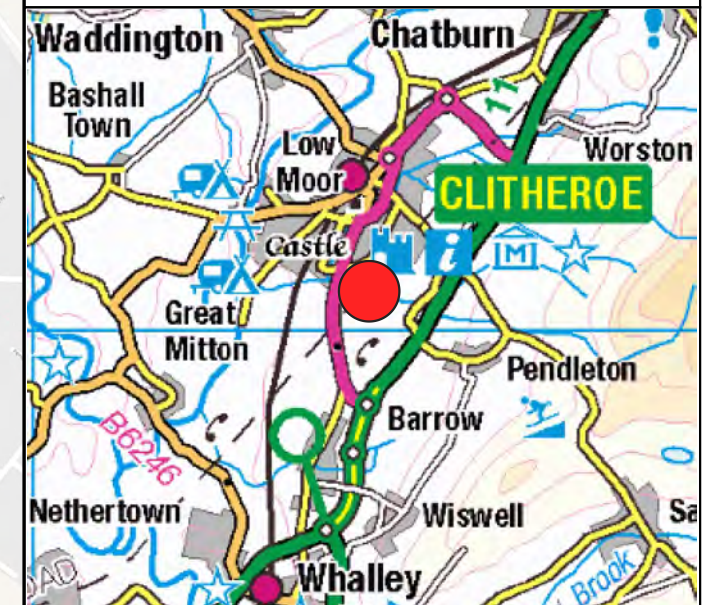
Ordnance Survey 1912, 25 inch map

Ordnance Survey 1932, 25 inch map

Ordnance Survey 1971-4, 1:10,000 map

## Figures





- Study site
- Search area

Listed buildings:

- Grade II\*
- Grade II



0 100 200 300 m

Figure 1. The study site and search area with the location of NHLE records





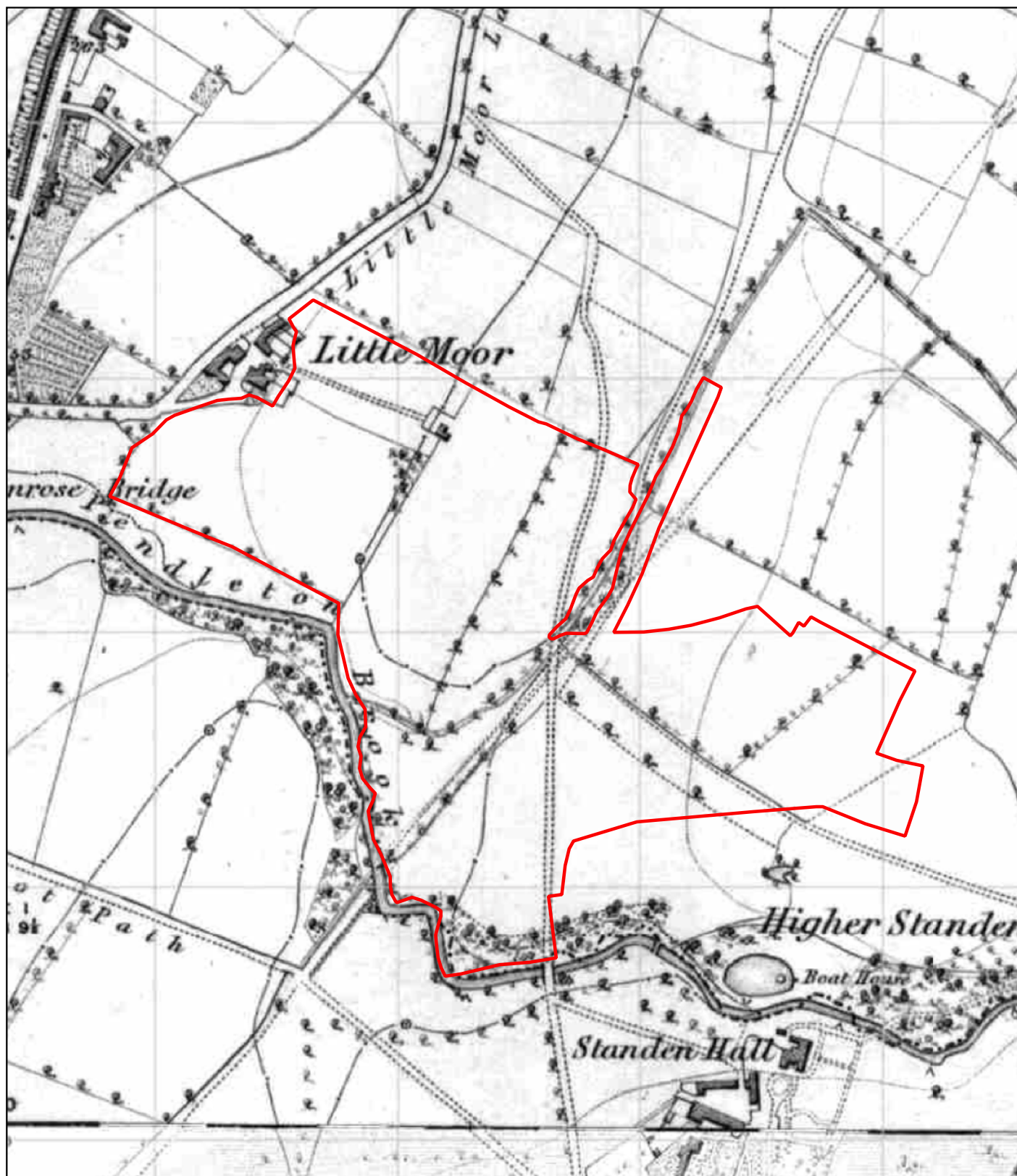


Figure 2. Extract from the Ordnance Survey 6 inch scale map of 1848



Study site



**Lanpro**

Planning + Development | Design Studio | Archaeology + Heritage

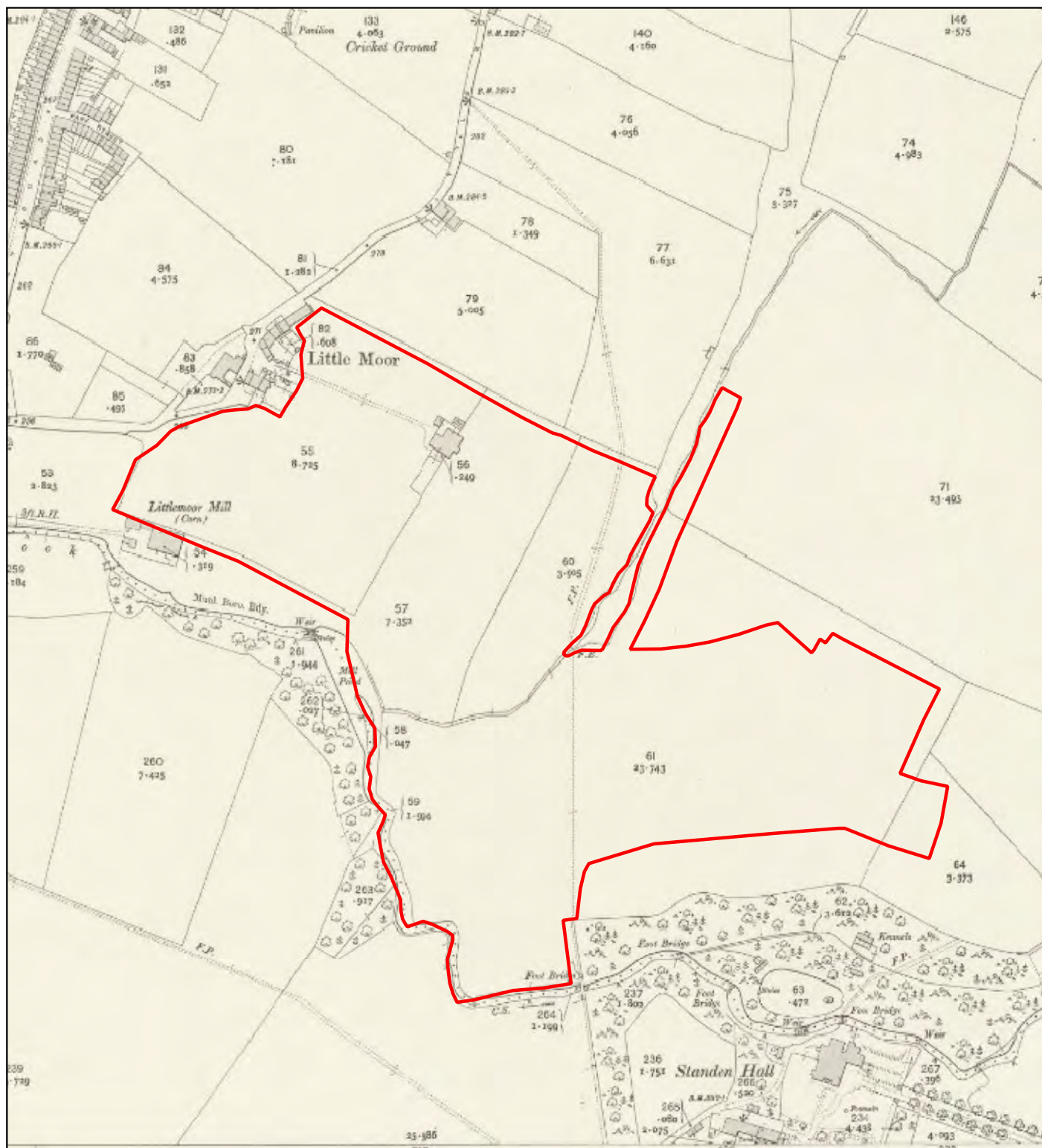


Figure 3. Extract from the Ordnance Survey 25 inch scale map of 1912



Study site

0 50 100 150 200 m



**Lanpro**

Planning + Development | Design Studio | Archaeology + Heritage



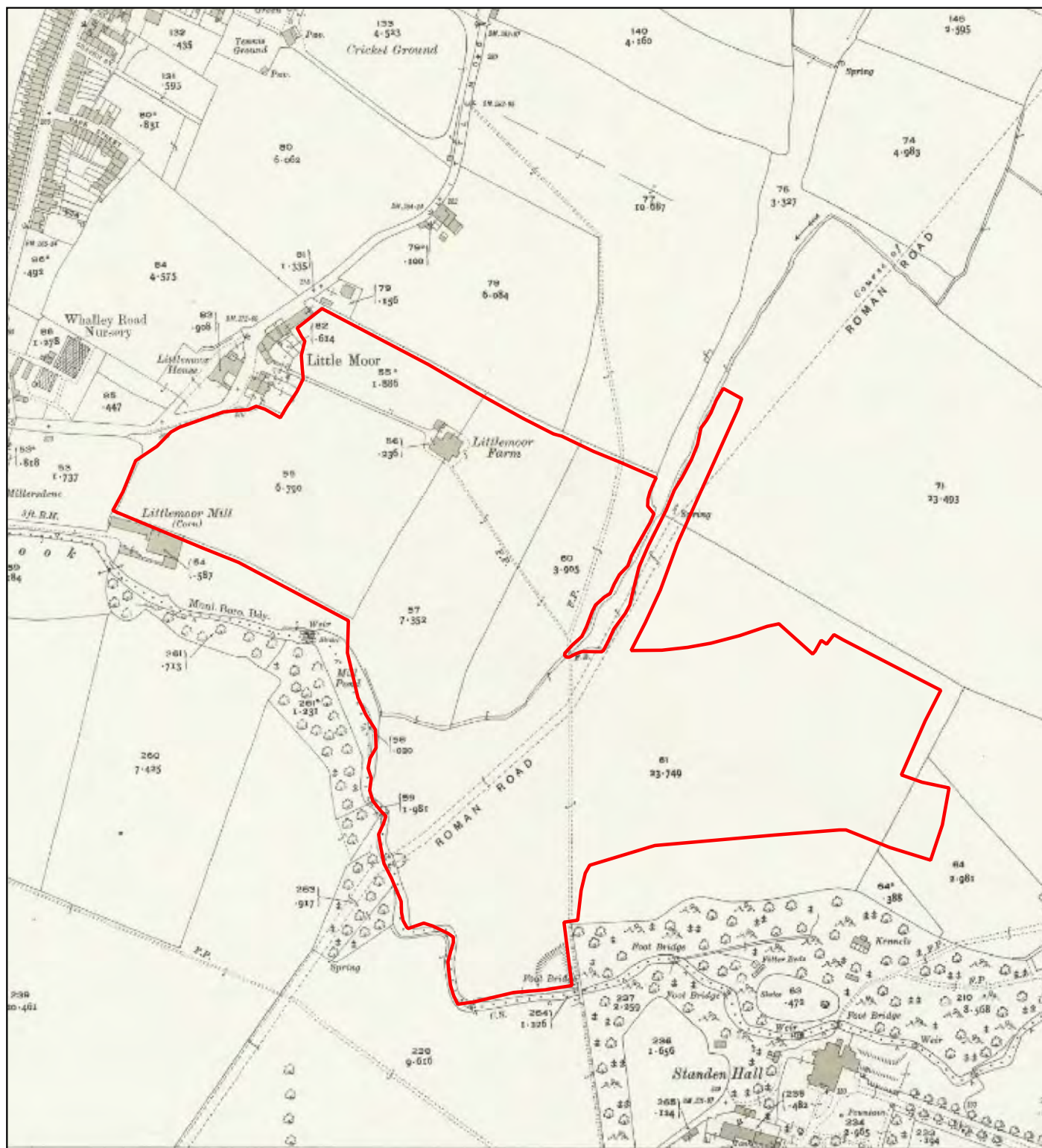


Figure 4. Extract from the Ordnance Survey 25 inch scale map of 1932



## Study site

0      50      100      150      200 m



**Lanpro»**

Planning + Development | Design Studio | Archaeology + Heritage



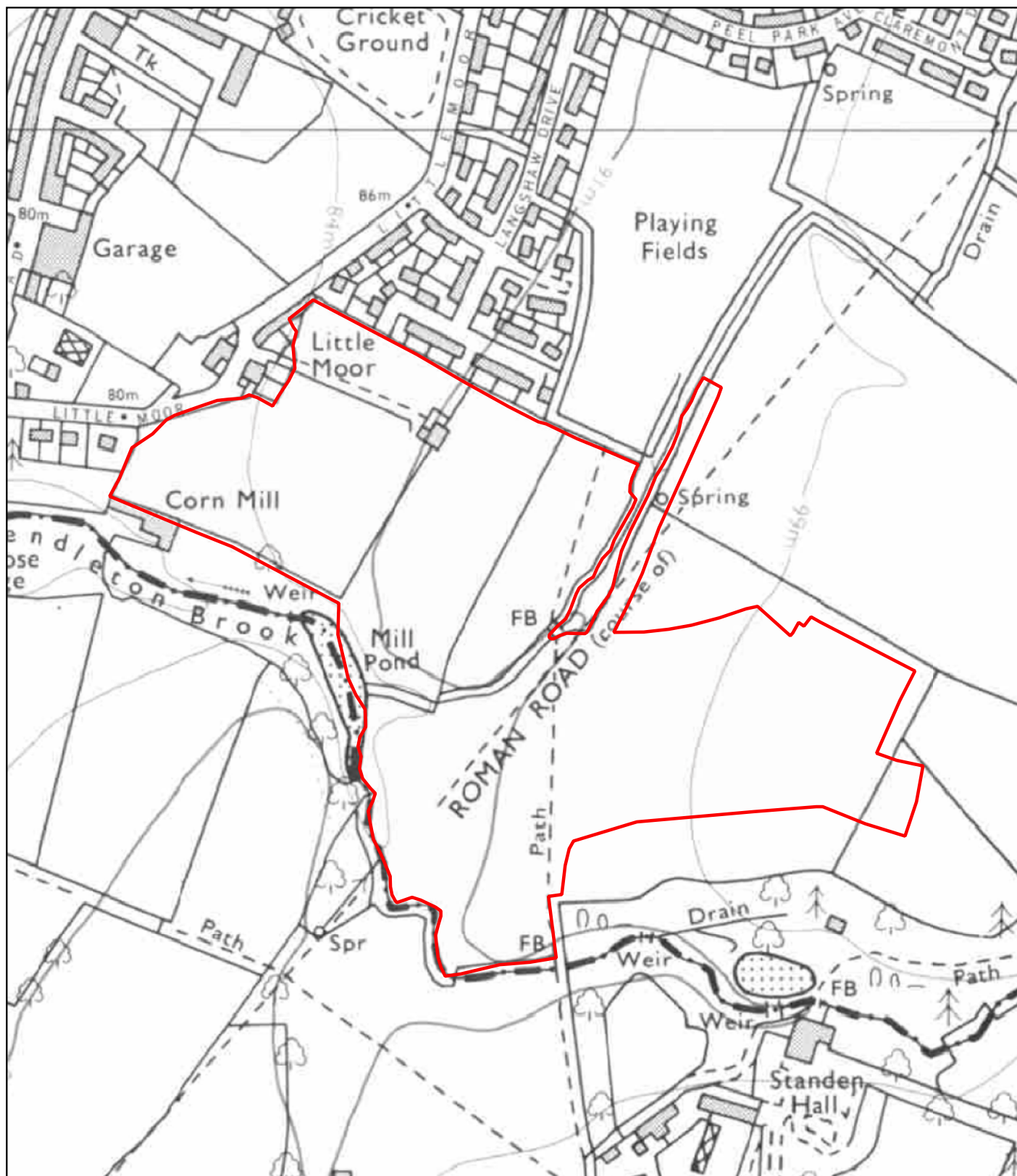
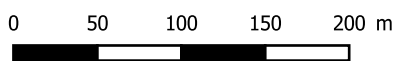


Figure 5. Extract from the Ordnance Survey 1:10,000 scale map of 1971-4



Study site





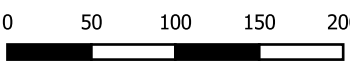

**Lanpro**

Planning + Development | Design Studio | Archaeology + Heritage





Figure 6. Aerial view of the study site (Google Earth 2022)

	 Study site		
---	--	---	---



## Plates



Plate 1. West facing view across the study site towards Littlemoor Farm and Little Moor to the rear



Plate 2. View from the study site towards the rear of the properties of Little Moor





Plate 3. Modern residential development on the north side of the study site along Hillside Close and Lingfield Avenue



Plate 4. East facing elevation of Littlemoor Farm





Plate 5. North-west facing view towards Littlemoor Farm



Plate 6. West facing elevation of Littlemoor Farm





Plate 7. Datestone at Littlemoor Farm showing 1837



Plate 8. South-west facing approach to Little Moor





Plate 9. Nos 1-5 of the Grade II listed *Nos 1-9 Little Moor*



Plate 10. No 9 of the Grade II listed *Nos 1-9 Little Moor*



Plate 11. Access to the track leading to Littlemoor Farm between the cottages



Plate 12. Grade II listed Nos 11-15 Little Moor (NHLE 1072343)





Plate 13. North-east facing approach to Little Moor. Little Moor House (NHLE 1362198) is to the left, with Nos 11-15 Little Moor (NHLE 1072343) central to the photograph

## **Appendix 1: Designated heritage assets list entry (250m search area)**

### **Standen Hall**

Grade II\*

List entry number: 1072085

Date first listed: 29<sup>th</sup> December 1952

NGR: SD 74736 40275

Country house, rebuilt 1757 (VCH) with west wing rebuilt c.1858. Squared sandstone with slate roofs. East front a symmetrical composition of 3 storeys and 7 bays, with projecting quoins, a string course above the 1st floor and a cornice. The central 3 bays on the ground floor project to carry an attached giant order of Doric columns supporting an entablature with triglyph frieze and a dentilled moulded pediment. Windows sashed, with glazing bars on the 1st floor and to the 3 right-hand bays of the 2nd floor, the remainder sashed with no glazing bars. All have architraves, the 3 central 1st floor ones with pulvinated friezes and pediments, the central one segmental. The central doorway has Tuscan pilasters, a semi-circular head, and a pediment on console brackets. 2 chimneys on ridge. Adjoining to the right is a 2-storey 3-bay wing in a similar style. Adjoining its front wall at right angles is the single-storey billiard room of 1876. The south front has, at its right-hand side, 2 bays of the 3-storey east block, the 2nd floor above a cornice. Towards the centre of the facade is a recessed 2-storey section of 3 bays in a similar style, with a central doorway with architrave, and pediment on console brackets. The doorway is within an open Adamesque porch with corner urns. To the left are 3 bays of the taller 2-storey 1858 wing, whose details are more Italianate on the west side. Interior appears to have been re-modelled in C19th. North room at front of east block has pedimented oak doorcases. Door in east front now enters under a stair with stick balusters and ramped handrail. 1st floor rooms not accessible at time of survey.

### **1-9 Little Moor**

Grade II

List entry number: 1072342

Date first listed: 30<sup>th</sup> September 1976

NGR: SD 74304 40846

Terrace of small C18 or early C19 houses of 2 storeys, roughcast. Nos 1 and 3 have 4 windows, hung sashes with glazing bars, above 2, and 1 rectangular window to No 3. 2 doors of 6 fielded panels with glazed rectangular fanlights, stone pilasters and cornice. Nos 5 and 7 have 3 windows, stone surrounds. Door to No 5 of 6 fielded panels with round-arched glazed fanlights, keystone and impost bands, stone surround to door of No 7. No glazing bars to No 7. No 9 has main elevation to end. 2 windows flank 2 small windows. 3 windows to ground, no glazing bars. Cement surround, modern door. Pented extension to rear. Nos 1 to 15 (odd) and Little Moor House form a group.

### **11-15 Little Moor**

Grade II

List entry number: 1072343

Date first listed: 30<sup>th</sup> September 1976

NGR: SD 74280 40804

Three C18 or early C19 cottages, No 11 behind the others and rendered, with 2 windows with lintels and modern glazing, above 1. Door in stone surround. No 13 has 2 windows above 1 and door with semi-circular fanlight, modern door. No 15 has 2 windows over 2, plain stone surround to modern door. Nos 1 to 15 (odd) and Little Moor House form a group.

**The Old Bothy, Higher Standen**

Grade II

List entry number: 1072386

Date first listed: 19<sup>th</sup> May 1950

NGR: SD 74973 40357

C17 and C18. 2 storeys in rubble. The C17 portion is lower and retains 1 early C17 window of 6 lights. The remaining windows are C18. In the C18 portion on the left are 2 Venetian windows, 1 per storey, with plain keystones to the arched centre lights.

**Little Moor House**

Grade II

List entry number: 1362198

Date first listed: 19<sup>th</sup> May 1950

NGR: SD 74253 40816

Late C18 or early C19. 2 storeys, stuccoed. In the south elevation is a 2-storey bow, with a canopy to the ground floor. The semi-circular headed doorway has a small pediment over. There is a 2-light window and 1 of 3 lights, with a French window in the ground storey and 4 single-light windows in the upper storey. Glazing bars only to rear elevation. Nos 1 to 15 (odd) and Little Moor House form a group.

**Mounting Block Approximately 40 metres South of South Front, Standen Hall**

Grade II

List entry number: 1362348

Date first listed: 29<sup>th</sup> December 1952

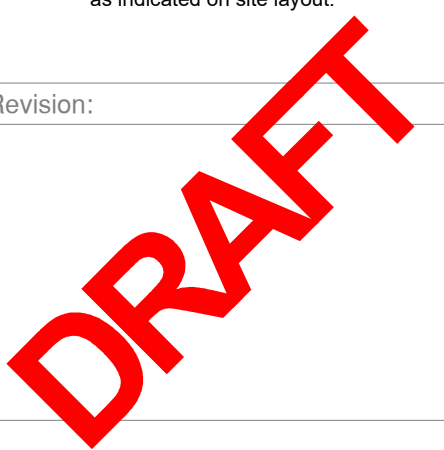
Date of most recent amendment: 27<sup>th</sup> April 1984

NGR: SD 74731 40226












Mounting block, possibly early C19th. Sandstone. Symmetrical, with 6 steps on each side. Treads have nosings and are each carved from one piece of stone.

## **Appendix 2: Proposed layout of Phase 6**





**Residential Development Boundary**

-  Indicates existing trees
-  Affordables - Intermediate
-  Affordables - Rent
-  Indicates Affordable Housing provision
-  Indicates over 55's housing provision
-  Optional windows
-  Line to delineate extent of 1.8 metre high close boarded fencing
-  Line to delineate extent of knee rail fence.
-  Line to delineate extent of 1800mm high brick & stone piers with intermediate screen fence panels.
-  Line to delineate extent of 1800mm high curved brick & stone wall.
-  Proposed timber gates to be erected to rear gardens as indicated on site layout.

Revision: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

<p> <a href="mailto:enquiries@salishdesign.net">enquiries@salishdesign.net</a>  <a href="http://www.salishdesign.net">www.salishdesign.net</a> </p>	<p>Client:</p>		
	<p>Project Title:</p>		
	<p>Residential Development</p>		
	<p>Address:</p>		
	<p>Higher Standen Farm, Clitheroe</p>		
<p> <a href="mailto:enquiries@salishdesign.net">enquiries@salishdesign.net</a>  <a href="http://www.salishdesign.net">www.salishdesign.net</a> </p>	<p>Drawing Title:</p>		
	<p>Proposed Composite Layout Phase 6</p>		
	<p>Drawing No:</p>		
	<p>TW/HSF/PLP6/01</p>		
	<p>Dwn:</p>	<p>Ckd:</p>	<p>Date:</p>
<p>BDC</p>	<p>ST</p>	<p>28/01/22</p>	
<p>Scale:</p>	<p>1:500</p>	<p>Paper Size:</p>	<p>A1</p>
		<p>Rev:</p>	<p>-</p>



**Norwich:**

Brettingham House  
98 Pottergate  
Norwich  
Norfolk  
NR2 1EQ

01603 631 319

**Chelmsford:**

The Aquarium  
101 Lower Anchor Street  
Chelmsford  
Essex  
CM2 0AU

01245 929 074

**York:**

Stanley Harrison House  
The Chocolate Works  
Bishopthorpe Road  
York  
YO23 1DE

01904 803 800

**London:**

70 Cowcross Street  
London  
EC1M 6EL

020 3011 0820

**Manchester:**

Peter House  
Oxford Street  
Manchester  
Greater Manchester  
M1 5AN

0161 711 1740

**Cambridge:**

33/35 Regent Street  
Cambridge  
CB2 1AB

01223 778 160



[info@lanproservices.co.uk](mailto:info@lanproservices.co.uk)