

**1 Brewery Street, PR3 3NB**

**Heritage and Planning Statement**

May 2022

## INTRODUCTION

This heritage and planning statement has been prepared to assess the potential impact of the proposed works – change of use - at 1 Brewery Street upon the heritage significance of property and the local area.

### Location

The proposed works is described in the application as

*'Change of use of connected 1 Brewery Street, Longridge PR3 3NB to provide extended dental health care in Longridge. No external alteration is proposed. All access will be via the 'flying freehold.' This will provide 2 additional surgeries and additional staff space for the community of Longridge.'*

### Site Description

The application site is an end of terrace late C19<sup>th</sup> 2 bedroom property with a small rear yard. At the North East of 1 Brewery Street and behind 7 Berry Street is a ginnel which is spanned by a first floor bedroom to 1 Brewery street which shares a party wall with 7 Berry Lane.

At the south end of Berry Street and beyond the conservation boundary is Pleasington Court – independent living accommodation/ retirement housing complex built in 1981 and run by Mosscares St Vincents

### Heritage

The site sits within the Longridge Conservation Area, although it is not statutorily listed as a building of special architectural or historic interest, it is identified in part in the Conservation Area Appraisal as having townscape merit.

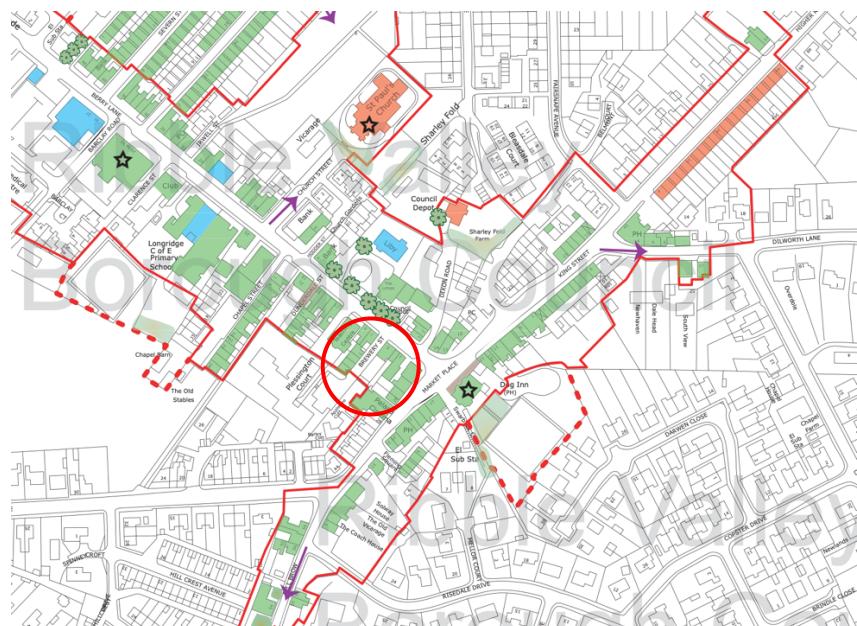


Figure 1 :- Site Location, within Conservation Area, circled in red



Figure 2 : 1910 OS map

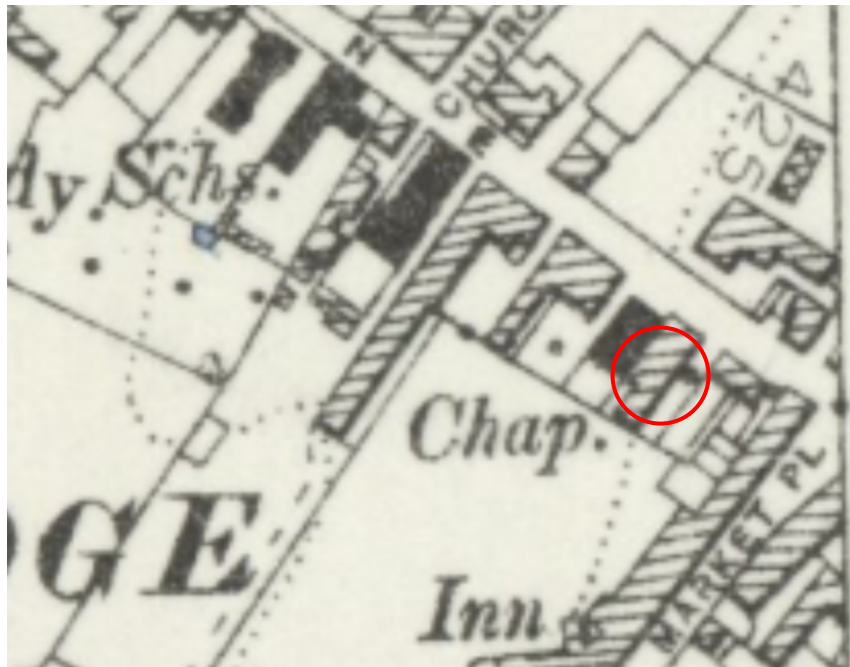


Figure 3 : 1891 OS map

## Current Site

1 Brewery street is an end of terrace late C19<sup>th</sup> residential property with a small rear yard. Adjacent to 1 Brewery Street and behind 7 Berry Street is a ginnel which is spanned by a first floor bedroom to 1 Brewery street which shares a party wall with 7 Berry Lane.



Figure 4 : 1 Brewery Street with rear of 7 Berry Lane (render) beyond



Figure 5 : 7 Berry Lane in its current use as a dentist

## Heritage Approach

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 steps :-

- Evaluate the heritage values and significance of the property, which may be a non-designated heritage asset, placing particular focus on those that might be affected by the proposed changes;
- Establish the nature of the proposed changes, including the overall aim of the change and any emergent design proposals;
- Analyse the potential impact of the finalised design upon the significance of the non-designated heritage asset.

Inspections of the site were undertaken in May 2022 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters relating to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed changes and the likely impact of the changes.

## Appraisal

The following appraisal begins by identifying and assessing any heritage values/interests that could be affected by the proposals, before evaluating these. The appraisal will focus specifically on those interests deemed of possible relevance to the site and it is not an exhaustive assessment of the inherent heritage interests of the non-designated asset. In line with NPPF requirements

*'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'.*

The site possesses communal heritage value with historic connections to the local C19th century weaving industry. The properties are built from local sandstone, slate roofs with robust details. Recent replacement upvc windows have been introduced to 1 Brewery Street. Individually the properties are unexceptional and the terrace is modest compared to the much longer Chapel Street or grander houses on Derby Road

## PLANNING POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

### Local Development Policies

The local development framework for the site comprises the Ribble Valley Core strategy 2008-2028 (adapted 2014) and the associated Proposals Map (2019). Extracts from the proposals map confirms that the site sits within the Longridge Conservation Area. Therefore the following key statements are applicable to the site/development:

#### DS2: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

#### EN4: Biodiversity And Geodiversity

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors.

#### EN5 - Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

#### DMG1 - General Considerations

In determining planning applications, all development must address design, access, amenity, environment, infrastructure nor prejudice future development which would provide significant environmental and amenity improvements.

#### DME2 - Landscape & Townscape Protection

Development proposals will be refused which significantly harm important landscape or landscape features.

#### DME3 - Site and Species Protection and Conservation

Development proposals that are likely to adversely affect the following will not be granted planning permission.

#### 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.

## National Policies

In addition to the planning framework which is primarily set out in the Town and Country Planning Act 1990: The Planning (Listed Buildings and Conservation Areas) Act 1990 includes designation of conservation areas.

Planning (Listed Buildings and Conservation Areas) Act 1990: Section 69 states:-

*Designation of conservation areas.*

*(1) Every local planning authority—*

*(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and*

*(b) shall designate those areas as conservation areas.*

*(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.*

*(3) The Secretary of State may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.*

*(4) The designation of any area as a conservation area shall be a local land charge.*

South Lakeland District Council v Secretary of State for the Environment [1992] established the principle that a development that was neutral in its effect upon a conservation area – in that it made no positive contribution to its preservation but left it unharmed – could properly be said to preserve the character and appearance of that area.

National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)

The revised NPPF sets out government's planning policies for England and how these are expected to be applied. The NPPG adds further context to the NPPF and it is intended that the two documents should be read together. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 7 of the NPPF sets the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 goes on to state:-

*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time*

*to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

Paragraph 11 goes on to state;

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

For decision-taking this means:

*approving development proposals that accord with an up-to-date development plan without delay;*

NPPF paragraph 130 states:-

*Planning policies and decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;...*

*optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

NPPF paragraph 203 states :-

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

NPPF paragraph 206 states:-

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

NPPF paragraph 207 states:-

*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance....*

## Policy Compliance

DS2: Presumption in Favour of Sustainable Development.

By reusing the existing buildings with internal remodelling and no extensions it is sustainable complying with the requirements of DS2: Presumption in Favour of Sustainable Development.

The internal modifications are modest in relation to the change of use. The changes are limited to the creation of a link, the removal of a bathroom and the likely upgrade to power/fire detection to ensure compatibility with 7 Berry lane.

The site is currently served by utilities including drainage and it is not expected that the utilities and public authorities will be expected to contribute financially towards the infrastructure provision in connection with the proposed development.

## Heritage Considerations

DME4 – Protecting Heritage Assets

DME2 – Landscape & Townscape Protection

Policy DME4 specifically addresses Conservation areas and states:-

### *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.*

The Conservation Area Appraisal places the application site within Character Area 2: Berry Lane. It does not mention Brewery street but does state that along Berry lane.

*There is a mixture of late 18th and 19th century stone buildings, in a variety of uses. The conservation area is therefore defined by solid, stone built buildings, many of them two or occasionally three storey terraced houses. These are interrupted in Berry Lane particularly by larger, more prestigious stone buildings providing other uses: religious, commercial and educational.*

DME2: Landscape and Townscape Protection notes that:-

*Development proposals will be refused which significantly harm important landscape or landscape features including:*

*...Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.*

The application materials, scale and form are entirely consistent with the neighbouring townscape.

EN5: Heritage Assets states:-

*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.*

*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 NPPF in paragraph 203 introduces the concept of non- designated heritage assets.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets. These can include those identified by a local planning authority such as 'local interest' buildings.

In developing 'Local Lists' that identify non-designated heritage assets, local planning authorities are encouraged to follow guidance within Historic England Advice Note 7: Local Heritage Listing (Historic England, 2016). This guidance encourages public engagement and consultation on the local criteria for identification, as well as consideration of Historic England listing selection guides.

Common themes include:

*Cultural landscapes: heritage assets associated with a significant period in an area's history;*

*Social history: assets associated with the social history of an area, including intangible aspects of heritage such as traditions and practices, or literary associations;*

*Patterns of settlement: notable examples of planned or incidental planning including: street plans; characteristic clusters of assets; interrelationship between buildings and open spaces; major infrastructure;*

*Local Figures: assets associated with individuals of local importance.*

Historic England's Conservation Principles (2008) provides further detail on assessing the significance of a heritage asset, based around an understanding of an asset's evidential, historical, aesthetic or communal value. At its heart, local listing provides an opportunity for communities to have their views on local heritage heard. It recognises that the importance we place on the historic environment extends beyond the confines of the planning system to recognise those community-based values that contribute to our sense of place.

A substantial majority of buildings have little or no heritage significance, however, and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process (as made clear in paragraph 39 of the NPPG).

Whilst these buildings have been included within the broad brush highlight as having Townscape merit. The buildings in Brewery Street in our opinion should NOT be considered as being non-designated heritage assets.

## SUMMARY

In terms of potential impact, the proposals are entirely in-keeping with the original property. The conservation area appraisal does not identify change of use as being a weakness. The proposed change of uses involves no external alterations with negligible impact on heritage significance.

The replacement glazing to 1 Brewery Street is unfortunate and is identified as a negative feature of the conservation area however these changes predate our clients involvement in the property. Maintaining a vibrant town centre, which would be aided by the increased viability of the dentist premises is seen as a positive feature of the conservation area.