

DESIGN, ACCESS AND HERITAGE STATEMENT

JUMBLES BARN
WHALLEY ROAD
STONEYHURST
NEAR CLITHEROE
LANCASHIRE
BB7 9PN



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

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CONTACT INFORMATION

Matthew Fish B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC
E: Matthew.Fish@sunderlandpeacock.com
T: 01200 423178

Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancashire
BB7 2AG

www.sunderlandpeacock.com

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I.0 INTRODUCTION

I.1 OVERVIEW

- I.1.1 This Design, Access and Heritage Statement has been produced to support of resubmission applications for both planning approval and listed building consent following the refusal of application refs: 3/2022/0258 and 3/2022/0259. The scope of the proposals has been substantially reduced following refusal and approval is sought for the erection of a new external stone boundary wall to prevent flooding as well as new external double doors to the front west facing elevation.
- I.1.2 Jumbles Barn is not listed on its own individual but has, in the past, been considered as a curtilage listed structure due to the close proximity and past relationship with the nearby Jumbles Farmhouse which is a grade II listed building.

I.2 PURPOSE

- I.2.1 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed building has been undertaken to determine its significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building.
- I.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.¹

- I.2.4 This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

I.3 METHODOLOGY

- I.3.1 This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;
- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

1.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

1.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

1.4 AUTHOR

1.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

2.0 SETTING AND CONTEXT

2.1 SITE LOCATION

2.1.1 Jumbles Barn is located on the northern Bank of the River Ribble, some 4km to the south west of the nearby town Clitheroe and some 9km to the east of the town of Longridge and is within the Ribble Valley Borough of Lancashire. The site is accessed via a private access road leading from the B6243 Whalley Road to the north.

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/ClfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

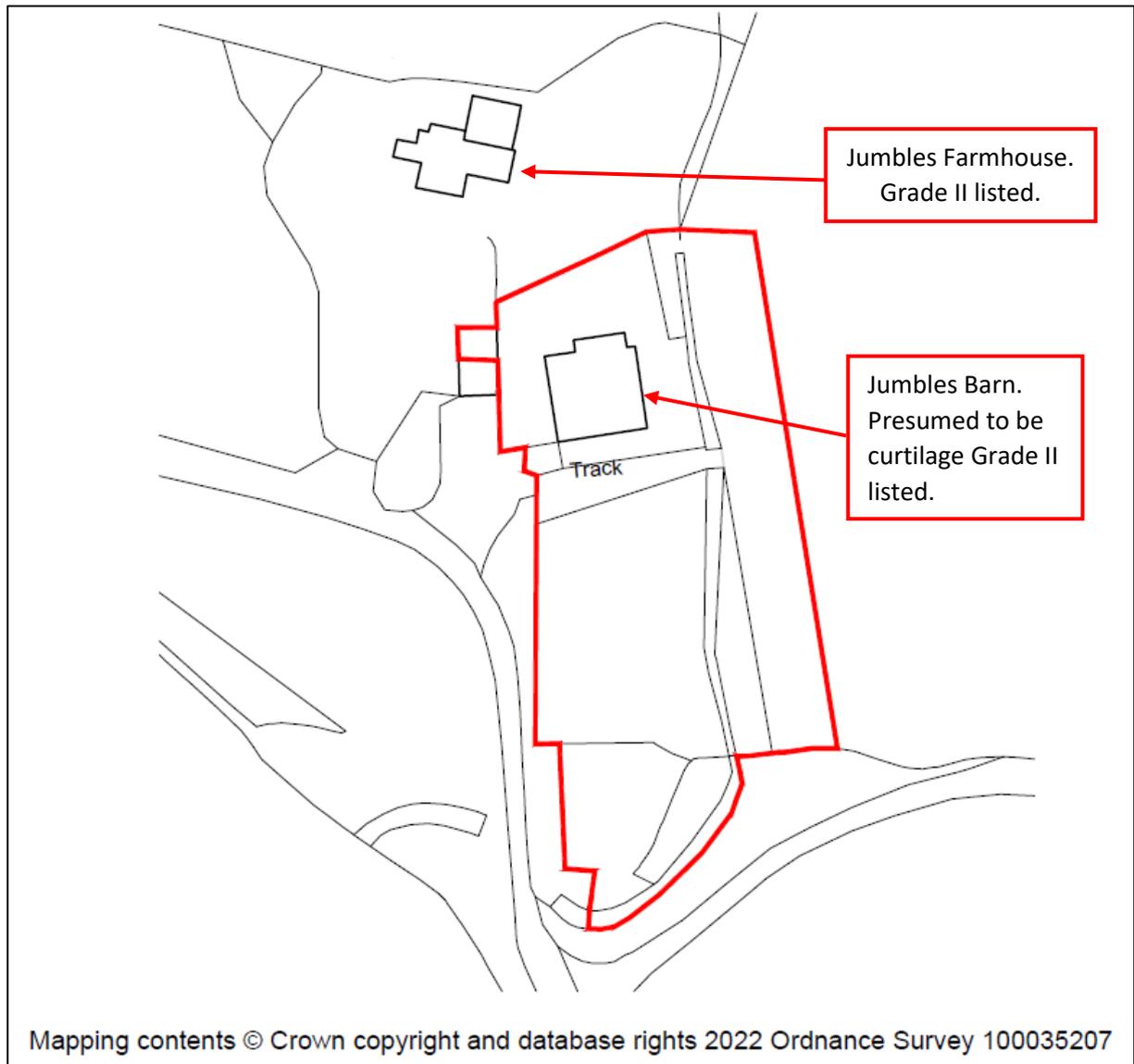


Fig 01: Location plan of the site.

2.2 SITE DESCRIPTION

2.2.1 The site is relatively compact is defined by a mixture of stone walling and timber fencing. Jumbles barn occupies a central position within the plot and is surrounded by landscaping using a mixture of grass, gravel and paved surface treatments, with stone-built dwarf walls. To the north is a detached stone-built outbuilding serving as a garage and store.

2.3 CURRENT USE

2.3.1 Jumbles Barn has been converted and currently serves as a private residential dwelling.

2.4 EXTERNAL AND INTERNAL DESCRIPTION

- 2.4.1 Jumbles barn is built from sandstone rubble to all elevations and has a gabled roof, that catslides to the rear as a result of a later extension, and has a covering of natural slate. The front elevation of the building is dominated by the large former cart entry opening. The doors have been removed and the head is formed from segmental voussoirs. The opening has been infilled with modern glazing in timber frames and a central single leaf door. The cart entry is flanked on the left by a former door opening, now a window with plain stone surrounds, and an inserted window on the right, with stone cill and concrete jambs and head. A modern datestone sits above the former cart entry and is flanked by blocked “breathers”. The south elevation of the former barn has five window openings and a line of dichotomy exists between the original barn and its later addition. The former forking hole at first floor level now serves as a window, with an inserted window directly below. The two former doors to the later addition now serves as windows as well as the forking hole above the left-hand former doorway. A further three windows are located to the east elevation of the later addition, two of which are likely to be have been altered from pre-existing windows (left side and central windows) and the right-side window is a modern insertion and all have plain stone cills and concrete jambs and heads. A modern lean-to extension is located to the north elevation of the building and replaced a previously demolished lean-to.
- 2.4.2 Internally, the building has been fully refurbished and converted for residential use and retains little in the way of historic fabric and features, with the exception of wall fabric to the external walls and internal dividing wall and the existing roof structure. The roof structure is comprised of two timber kingpost roof trusses, each comprised of principal rafters and tie beam, central kingpost and a single strut and a pair of struts. There is a central ridge beam and a pair of hewn timber, staggered and trenched purlins to each roof slope. The truss to the first-floor landing appears to be a repaired truss, with the tie beam front strut and front principal rafter being of sawn timber, whilst the remaining timbers have been hewn by hand. The front principal rafter is also reused. The principal rafters to the bedroom truss are in hand hewn timber and have slight curvatures, the timber kingpost and struts appear to be replacements. No pegs appear to be present to each truss and both are seated on stone corbels. To the soffit of each tie beam is a wrought iron bolt presumed to fix into the kingposts.
- 2.4.3 The two lean-to trusses to the rear addition are later in date and consist of sawn timber, probably softwood, with three rows of staggered and square sawn timber purlins, with timber cleats.



PL01: View of front west facing elevation.



PL02 (left): View of former doorway. PL03 (right): View of former cart entry doorway.



PL04: View of side south facing elevation.



PL05: View of Jumbles Barn from the south east.



PL06: View of Jumbles Barn from the north east.



PL07: View of Jumbles Barn from the north west.



PL08: View of the modern single storey utility room extension from the north west.



PL09: View of the modern single storey utility room extension from the north east.



PL10: View of 'Jumbles' from the north west of the application site.



PL11: View of 'Jumbles' from the north east of the application site.



PL12: View of timber truss to the rear living room.



PL13: View of timber truss between the rear living room and kitchen.



PL14: View of carpenters' marks assembly marks to the truss between the kitchen and living room.



PL15: View of incised markings to the truss between the kitchen and living room.



PLI 6: View of timber kingpost roof truss, purlins and ridge to the first-floor landing.



PLI 7: View of the timber king post roof truss to the first-floor bedroom.



PL18: View of carpenters' assembly marks to the landing truss.



PL19: View of carpenters' assembly marks to the landing truss.



PL20: View of carpenters' assembly marks to the landing truss.



PL21: View of carpenters' assembly marks to the landing truss.



PL22: View of carpenters' assembly marks to the landing truss.



PL23: View of carpenters' assembly marks to the bedroom truss.



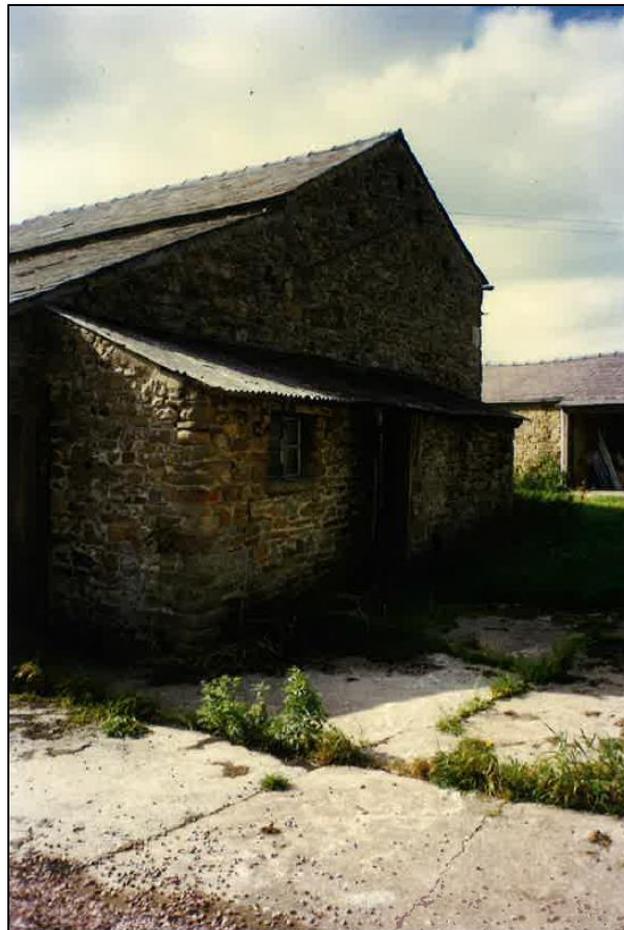
PL24: View of the front west elevation of the barn prior to conversion.



PL25: View of the barn from the south west prior to conversion.



PL26: View of the barn and from the south east prior to conversion.



PL27: View of the barn from the north east prior to conversion.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

- 3.1.1 Jumbles Barn is not, on its own merits, a statutorily listed building and in the past has been classed as a curtilage listed structure due its close proximity with the grade II listed Jumbles Farmhouse. In past planning applications relating to Jumbles Barn, it appears that the barn was still considered as listed even though it had been converted for use as a dwelling and was under separate ownership to Jumbles Farmhouse.
- 3.1.2 For the purpose of this assessment and applications, it is considered that Jumbles Barn remains a curtilage listed structure of grade II status.
- 3.1.3 In addition, Jumbles Farmhouse, located to the north west of the application site, is a grade II listed building and the statutory list entry for the building is provided within appendix A of this report.

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 HISTORICAL BACKGROUND

- 4.1.1 Jumbles, both farmhouse and barn do not appear to be well documented amongst published and unpublished documentary sources, with no significant investigations into either building having appeared to be undertaken in the past. The only notable mention of 'Jumbles' that can be found is the buildings list entry which only relates to the house and has no mention of the barn. The farmhouse takes its name from Jumbles Rocks, ancient fording point on the river which links the bronze age sites at Winkley Lowes and Brockhall Eaves. The farmhouse was built in 1723 by John Hill and his son Richard and is inscribed within the fabric of the building.
- 4.1.2 'Jumbles' first appears on Greenwood's Map of Lancashire dating from 1818 followed by Hennets Map of Lancashire dating from 1829, although these maps are not produced in sufficient quality to ascertain any great detail in terms of building plan forms and site layout but do show buildings in the approximate location of the application site. A conveyance for Jumbles exists from 1827 for the sum of £3,050 between George Petre of Dunkenhalgh and James Wilkinson of Winkley⁷

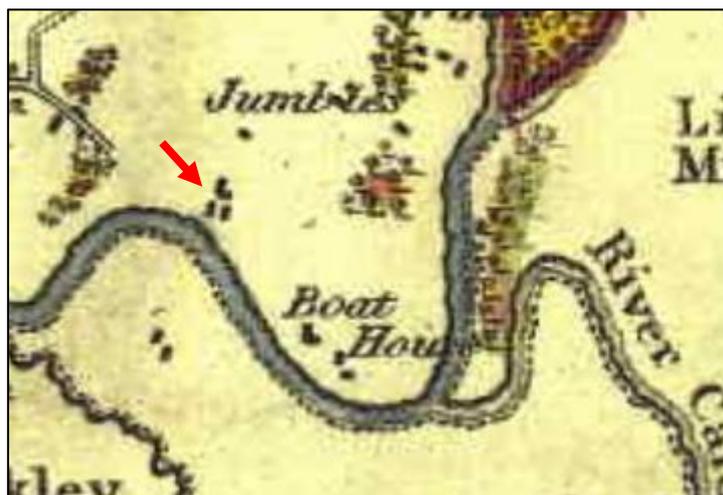


Fig 02: Extract from Greenwoods Map of Lancashire 1818.

⁷ Conveyance: for £3,050: George Petre of Dunken Hall, esq., to James Wilkinson of Winley, gent. - messuages in Aighton called the Boat House (6 ac. 1r. 17p.) and Jumbles (20 ac. 1r. 24p.) - (Copy) 21 Apr. 1827. Held at the Lancashire Archives; Reference DDPT3



Fig 03: Extract from Hennets map of Lancashire 1827.

4.1.3 The first map to show the site in any sufficient detail is that of the 1:10560 OS map of 1847 and shows Jumbles to the north with the Barn to its south east, shown to have a rectangular plan orientated from north to south, with the house being east to west. This particular phase of mapping shows disproportionate depictions of buildings leading to inaccurate depictions of the building shapes and it could not be confirmed if the barn had been extended to the east by the time of the maps surveying and production. However, the mapping from the end of the 19th century clearly shows that the barn has been extended to the east and with a small extension to the north, likely a small lean-to. A projection to the west elevation is also shown which is now longer present and could possibly be a now demolished porch. A date of 1723 is provided on the map and could suggest its date of construction; however, the list entry provides a date of 1703 which is inscribed in an external door head. This could suggest misinterpretation by either source.

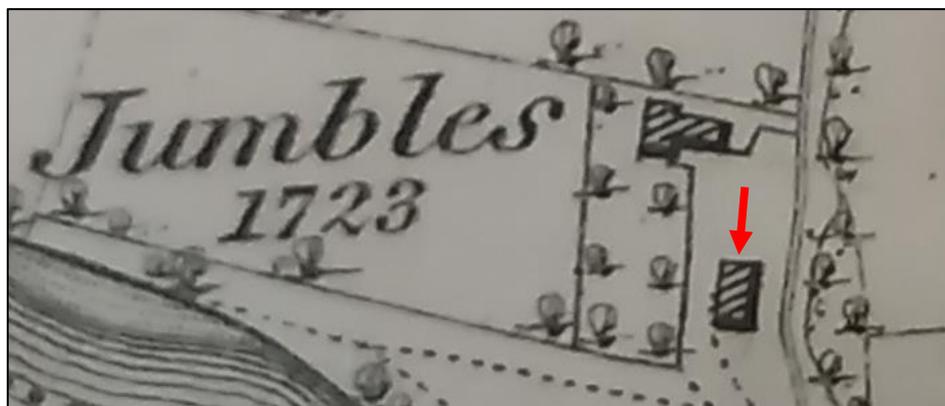


Fig 04: OS map of 1847

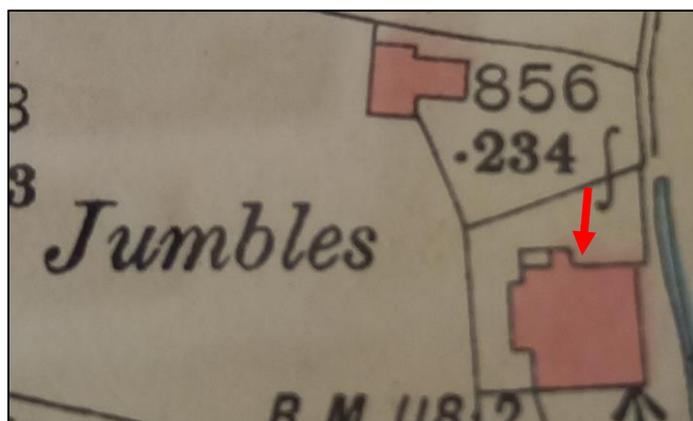


Fig 05: OS map of 1892

- 4.1.4 The mapping from 1930 shows that the detached outbuilding to the west has been constructed as well as further structures to the south and north east of the barn, both of which are now no longer extant and their use are unknown. However, a 'U' shaped stone wall is present to the north east of the existing barn which could be the remain of this unknown structure. There is also no evidence of any further structures adjoining the south of the barn and given the presence of the forking hole and doors to the south elevation, it is possible that what is shown may be a canopy or walled enclosure and not necessarily a permanent addition to the building. The lean-to shown to the north but has been extended along the width of the elevation as shown in PL27 previously.

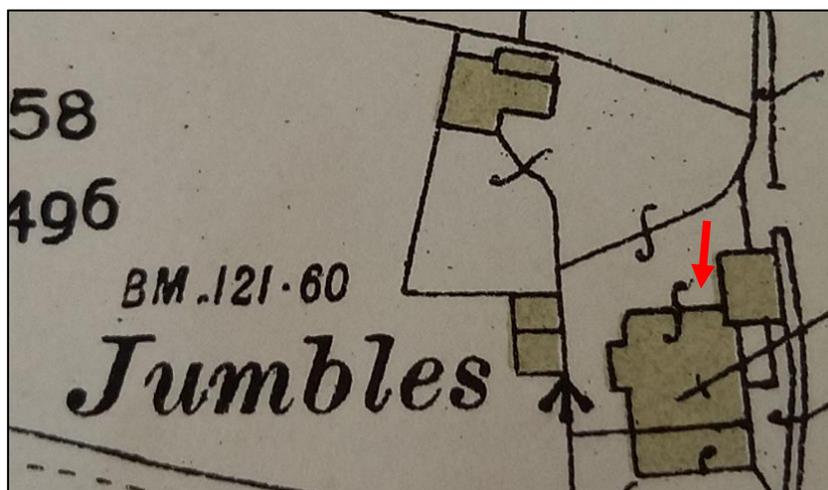


Fig 06: OS map of 1932

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 ARCHAEOLOGICAL INTEREST

- 5.1.1 The Historic England guidance document "Statement of Heritage Significance: Analysing Significance in Heritage Assets" (2019) states that "There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."⁸
- 5.1.2 The barn is an example of a 18th century agricultural building and is evidence of the past agricultural function of the site and surrounding area. The archaeological interest of the barn primarily lies in its extant historic fabric, which is currently limited to the external walls, internal stone diving wall (between the early and later phase of construction) and the remaining roof structure. Given that the house has been significantly refurbished to facilitate its conversion to a residential dwelling, the interior of the barn has been sub-divided to provide the internal accommodation and any historic fixtures, fittings, floor surfaces and any other joinery and historic fabric have been removed as a result. This has impacted on the archaeological interest of the building and has greatly reduce the potential for interpretation of the barn's former uses and interior arrangement.
- 5.1.3 It is possible that the names inscribed on the door head of the house could also possibly be responsible for the construction of the barn however this has not been confirmed and their identifies have not been elucidated as part of this investigation. The relationship between the house and barn has also been impacted upon by the division of the site with stone and timber boundary treatments in order to create two separate properties.

⁸ Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

5.2 ARCHITECTURAL AND ARTISTIC INTEREST

- 5.2.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*⁹
- 5.2.1 The barn possesses more in the way of architectural value than artistic value given its construction, appearance and historic function. The barn would have been a highly functional and practical building with little use for architectural embellishment which is evidenced by its lack of architectural and design merit. However, this being said, the building is not without any conscious design. The building would have been designed in a very specific way in order to satisfy very specific requirements and functions so is not without any thought in terms of design and appearance. The building is a product of vernacular building tradition, being built of local materials by local skilled craftsmen and its appearance represents this. The appearance of the barn is relatively plain which is not unusual. The architectural value and agricultural character have been diminished through the loss of features which would have been very distinctive of this type of building i.e., cart entry doors and shutters to hay lofts.

5.3 HISTORIC INTEREST

- 5.3.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”*¹⁰
- 5.3.2 In terms of associative historical value, is derived from known associations which can be found amongst documentary sources i.e., census records, and largely relate to the patrons and occupants, which cannot be erased through the alteration of the building. However no physical manifestations of known associations are present to the building fabric of the barn unlike the house.
- 5.3.3 In terms of illustrative historic value, the barn is an example of an 18th century barn which contributes to the identity of the local area and agricultural landscape and is a tangible record of the sites past use and provides a limited insight into historic life at Jumbles and what may have been undertaken here.

5.4 STATEMENT OF SIGNIFICANCE

- 5.4.1 Jumbles Farmhouse is the primary heritage asset and is a grade II listed building. However, the barn is not listed on its own individual merits and is only considered to be a curtilage listed structure. This suggests that the barn has limited significance. This assessment has demonstrated that the building possesses a limited intrinsic interest and that this interest is insufficient to be able to establish the buildings as being of national importance, therefore they are not of a standard suitable for statutory listing and must only be considered to be of local interest as part of the local agricultural landscape. The significance of the barn is limited to its extant historic fabric which has been depleted following the conversion of the building to residential use. Its significance is also derived from its relationship with Jumbles Farmhouse; however, this has also been harmed by the division of the property.

⁹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

6.0 DEVELOPMENT PROPOSALS

6.1 USE

6.1.1 The existing residential use of the property is to remain unchanged along with the use of the internal spaces.

6.2 APPEARANCE

6.2.1 The external appearance of the barn is to remain mostly unchanged, however its agricultural character is to be enhanced by the introduction of new glazed doors accompanied by timber barn doors all of which are to be manufactured from oak. The planning officers report from the previous application stated that this element of the proposals was considered to be acceptable due to being a partial replication of the of the barns historic doors and the similar use and amount of glazing when compared to the dwellings current doors.

6.3 LAYOUT

6.3.1 The existing internal plan form and the external site layout is to remain unchanged.

6.4 LANDSCAPING

6.4.1 No significant landscaping is proposed. A new 1.2m high wall is to be constructed to the east and south boundaries of the site to act as a flood defence as the site is prone to flooding and significantly flooded approximately 2 years ago. The wall is required to prevent further significant flooding and damage to the barn and will be built using natural stonework with a stone capping. Given the minor nature of the landscaping proposals it is considered to be in accordance with Key Statement EN2 and Policies DMG1 and DME2 of the Ribble Valley Local Plan.

6.5 HIGHWAYS AND ACCESS

6.5.1 The existing site access is to remain unaffected from the road. The application site is to be accessed via the existing site access and the road leading from the main site access. There will be no increase in traffic due to the minor and private nature of the proposals. The proposed access is therefore considered to be in accordance with Policy DMG I of the Ribble Valley Local Plan.

6.6 FLOOD RISK

6.6.1 The application site is located within areas designated as both flood zone 2 and 3 and flooded approximately 2 years ago. A sequential test is not considered to be required due to the minor nature of the proposals. The proposed stone wall is proposed as a means of flood defence to the site. The planning officers report from the previous application stated that this element of the proposals was considered to be acceptable due to the use of stone, its modest height, and being a means of flood defence.

6.7 TREES AND HEDGES

6.7.1 No trees or hedges are expected to require removal as part of the development proposals. As such the proposals are in accordance with Key Statement EN2 and Policies DME1 and DME2 of the Ribble Valley Core Strategy.

6.8 PROTECTED SPECIES

6.8.1 A bat survey has been submitted as part of this planning application and any recommendations will be complied with where required. As such the proposals are in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

6.8 RESIDENTIAL AMENITY

6.8.1 Jumbles Barn is sufficiently separate from the nearby Jumbles Farmhouse, as well as other nearby properties, to not raise any issues concerning residential amenity for the occupants of these particular properties. There will be no issues regarding loss of daylight and privacy in relation to surrounding properties and no issues regarding reduction of air quality. Therefore, the proposals are expected to be compliant with Policy DMG1 of the Ribble Valley Local Plan.

7.0 HERITAGE IMPACT ASSESSMENT

7.1 IMPACT ON THE BARN AS A CUTILAGE LISTED STRUCTURE

7.1.1 The proposed new doors to the barn are expected to have minimal visual impact and the existing windows and doors are not historic fabric and date from the conversion of the barn. This is not expected to have an undue impact on the significance of the barn. The large barn doors will also contribute to the agricultural character of the building and its setting.

7.1.3 The proposed stone boundary walling will have no direct impact on the fabric of the barn as it is a separate element to the perimeter of the site.

7.1.4 The development proposals will preserve the overall setting of the barn which is rural and agricultural in nature therefore causing no harm to its setting and the contribution this makes to its significance.

7.2 IMPACT ON THE SETTING OF 'JUMBLES' AS A GRADE II LISTED BUILDING

7.2.1 The setting of Jumbles Farmhouse is rural and agricultural in character and is a traditional farming landscape, comprising of open countryside, field boundaries, clusters of trees and with the River Ribble being an important landscape feature. It is this local landscape character that also contributes to the significance of the building and given the minor nature of the proposals, the rural and agricultural setting of Jumbles will be sustained, with no significant harm expected.

7.2.2 There is also an amount of screening between the barn and house sites in the form of stone boundary walling, with timber fencing above as well as sapling tree, all of which also provide a degree of visual separation between the sites.

7.3 IMPACT ON BELOW GROUND ARCHAEOLOGICAL REMAINS

7.3.1 The proposals will require the excavation of foundation and drainage trenches for the proposed extension. The map regression analysis shows that the likelihood of the presence of below ground archaeological remains dating from the mid-19th century onwards is unlikely. Any remains relating to the now demolished lean-to are likely to have been significantly disturbed due to the building of the current lean-to extension but the significance of these remains is low. It is unlikely that there will be below ground archaeology at the location of the proposed extension which pre-date the construction of the barn, as it is expected to be the first form of development on the site along with the house.

7.4 MITIGATION

7.4.1 In order to mitigate against harm the following principles were adopted;

- The use of a traditional materials palette including stone and timber.
- The proposed boundary walling has only been proposed to areas where this is required and any existing hedges / trees will be retained.
- Material samples / details / specifications can be submitted to the local planning authority and can be secured by way of a suitably worded planning condition.

APPENDIX A - STATUTORY LIST DESCRIPTION FOR 'JUMBLES'

Name: Jumbles

List Entry Number: 1362222

Grade: II

Date first listed: 13th February 1967

Listing NGR: SD 70217 37749

House, probably late C17th, altered. Sandstone rubble with some walls rendered. Comprises a west cross-wing with C17th windows and an east wing with C18th windows. 2 storeys with attic. The cross-wing has a double-chamfered mullioned window of 4 lights with hood mould on the ground floor, with a similar window of 3 lights on the 1st floor. The attic window has plain reveals. The west wall has a window made with pieces of C19th mullioned window. The east wall of the wing is watershot and has a worn sandstone plaque 'John. H__ill & Richard his son 1703'. The west wing has gable copings with kneelers and no original chimney caps. The east wing has a plain stone door surround to the left and a 2-light window on each floor to the right with plain reveals, square stone mullions, and tooled sills and lintels. At the rear are lean-to extensions. Interior. The east wing has a moulded shouldered stone fireplace of C18th type and a chamfered and stopped beam. A door into the west wing dates from c.1700 and has 2 raised and fielded panels with bolection moulding.

APPENDIX B – PLANNING POLICY AND GUIDANCE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

This act of parliament forms the legislative foundation for decision making on applications that relate to listed buildings and conservation areas.

Section 66 of the Act imposes a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and states that:

“In considering whether to grant 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.”¹¹

NATIONAL PLANNING POLICY FRAMEWORK

Development proposals affecting heritage assets will be subject to the national planning policies contained within the National Planning Policy Framework which provides the overarching planning policies for England and how these should be taken into consideration when preparing development proposals. The relevant policies relating to the conservation and enhancement of the historic environment expect that development proposals affecting heritage assets be clearly and convincingly justified and that the impacts on the significance of any affected heritage assets be made clear.

The relevant policies relating to the conservation and enhancement consist of the following paragraphs of the NPPF;

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

¹¹ Section 66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990, Available at: <http://www.legislation.gov.uk/ukpga/1990/9/section/66> (Accessed on 5 8th November 2019)

192. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
197. 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.
198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

LOCAL PLANNING POLICIES

The relevant local planning policies are contained within the within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following:

Key Statement 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. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

Key Statement EN2 - Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Key Statement 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. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.

Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated

for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- Local Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
- Local Geodiversity Heritage Sites
- Ancient Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe I Habitats and Annexe II Species
- Habitats and Species of Principal Importance in England

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.

For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.

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 DMG1 – General Considerations

In determining planning applications, all development must:

Design

- I. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit).

2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIS, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

- Not prejudice future development which would provide significant environmental and amenity improvements.

Policy DMG2 - Strategic Considerations

Development should be in accordance with the core strategy development strategy and should support the spatial vision.

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

1. The development should be essential to the local economy or social wellbeing of the area.
2. The development is needed for the purposes of forestry or agriculture.
3. The development is for local needs housing which meets an identified need and is secured as such.
4. The development is for small scale tourism or recreational developments appropriate to a rural area.
5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
6. The development is compatible with the enterprise zone designation.

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated area of outstanding natural beauty, the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current settlement boundaries will be updated in subsequent DPDS

This policy assists the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. In establishing broad constraints to development, the council will secure the overall vision of the core strategy.

Policy DME1: Protecting Trees and Woodlands

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.

Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be within influencing distance and could also include other relevant information such as stem diameter and crown spread.

The borough council will ensure that:

1. The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.
2. That a detailed tree protection plan is submitted with appropriate levels of detail.
3. Site-specific tree protection planning conditions are attached to planning permissions.

Tree Preservation Orders

The borough council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British standards.

Ancient Woodlands

Development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the borough council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

Veteran and Ancient Trees

The borough council will take measures through appropriate planning conditions, legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long-term survivability.

Hedgerows

The borough council will use the hedgerow regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.

Felling

Licences when consulted on felling licence applications, the council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland.

Policy DME2: Landscape and Townscape Protection

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

1. Traditional stone walls.

2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.
6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).
7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.
8. Upland landscapes and associated habitats such as blanket bog.
9. Botanically rich roadside verges (that are worthy of protection).

The council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council landscape character assessment, the AONB landscape character assessment 2010 and the AONB management plan. Also, the council will take into account the potential cumulative impacts of development in areas where development has already taken place.

By proactively considering these important features through the development management process the council will deliver the core strategy vision and support the delivery of sustainable development.

Policy DME3: Site and Species Protection and Conservation

Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:

1. Wildlife species protected by law
2. SSSI's
3. Priority habitats or species identified in the Lancashire biodiversity action plan
4. Local nature reserves
5. County biological heritage sites
6. Special areas of conservation (sacs)
7. Special protected areas (spas)
8. Any acknowledged nature conservation value of sites or species.

Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.

With regard to sites designated under European legislation the authority will follow the relevant processes as defined within the habitat's regulations 2010. Development will not be permitted unless either it is established that it is not likely to have a significant effect on any RAMSAR site or Natura 2000 site (including special protection areas, potential special protection areas, special areas of conservation, candidate special areas of conservation), either alone or in combination

with other projects, or it is ascertained, following appropriate assessment, that it will not adversely affect the integrity of any RAMSAR site or natura 2000 site. The habitats regulations include provision for development which may cause an adverse effect on integrity to be allowed under exceptional circumstances. These include where there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated and appropriate compensatory measures are implemented. In terms of the protection of the soil resource and high-quality agricultural land development and land management practices should seek to avoid soil erosion; avoid contamination of land and promote restoration, protect the peat resource and recognise the importance of peat in particular for its carbon sequestration value, water quality improvements for both drinking water and biodiversity, reduction of local flood risk and reduction of moorland wildfire risk. The important link between soil quality, the natural environment and the landscape should be recognised.

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.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred

solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.