

HERITAGE STATEMENT

PROPOSED EXTENSION, INTERNAL ALTERATIONS AND HOLIDAY LETS

AT

THE DUKE OF YORK PUBLIC HOUSE

GRINDLETON BROW

GRINDLETON

LANCASHIRE

BB7 4QR

NGR: SD 75900 45490



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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of applications for listed building consent and planning permission for;

- The demolition of the existing 1960's dining room extension and part of the 1990's rear extension and the erection of a new single storey extension to the south west elevation of the listed building to provide additional dining space and disabled WC.
- Removal of a section of the rear wall, window and door to the ground floor rear store and insertion of new door opening to the north side of the store.
- Installation of new partition to the existing ground floor preparation area to form larger store and a separate managers office.
- Removal of the existing disabled WC and installation of new partition and doorway to form a new staff room.
- Removal of the existing staircase to the north east side of the building and relocation of staircase to historic location to the north west side of the building. Removal of existing first floor bathroom to accommodate this.
- Removal of existing first floor kitchen and installation of a dividing partition to form two new store rooms.
- Formation of 5no ensuite shower rooms to the first-floor bedrooms.
- Extension of the front bedroom (east corner) following the removal of the existing staircase (including walls) and first floor store room. Installation of new bedroom door.
- Removal of render to west gable end. Wall to be repointed and whitewashed.
- New external staircase to the rear of the building and the alteration of the window to the existing first floor kitchen to form a new fire escape from the first floor, through the proposed linen store.
- Conversion of attic space to form additional bedroom, ensuite and storage space.
- Installation of 4no. roof lights to the rear north facing roof slopes of the listed building.
- Car parking and external landscaping.

- Erection of detached building to the north west of the listed building to provide 3no. holiday lets with garaging and managers accommodation.

The Duke of York Public House is a grade II listed building located within the Grindleton Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty. The building is a stone-built, two storey, late Georgian building dating from circa 1800, likely as a purpose-built Inn. However, suggestions have been made that it may have originated as a dwelling prior to its commercial use.

1.2 PURPOSE

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 buildings will be included to determine their 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 and conservation area.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2021 which 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

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

1.3 METHODOLOGY

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;

¹ Ministry of Housing, Communities and Local Government (2021) 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)

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- 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

A search of the following databases and archives has been carried out as part of this investigation 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

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.

A number of documents have been produced by respected architectural historian Garry Miller as part of previous development proposals and include detailed sections on the historical background and development of the building and its significance and have been referred to in this document.

1.4 AUTHOR

The author of this document, [REDACTED] M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). [REDACTED] 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.

1.5 ACKNOWLEDGEMENTS

We would Like to thank our client, Mr Stansfield for this commission.

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)

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/CIAS%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/CIAS%26GDBA_3.pdf (Accessed on 31st March 2020)

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

The small village of Grindleton is located within the Ribble Valley Borough of Lancashire, some 2.5km to the north east of the nearby town of Clitheroe. The Duke of York public House is located at the south gateway into the village at the intersection of Main Street and Sawley Road.

The building occupies a prominent position at the south entrance into the village in what is a fairly 'L' shaped plot. The listed building fronts Sawley Road and is sited on the west side of the intersection with Main Street. To the west of the building is an area of tarmac hardstanding used as a car park for the building, which is bound to the south with a small section of stone walling, with further stone walling to the west and a substantial line of hedges and trees beyond the wall and to the north. The Buck Inn is located on the opposite side of Sawley Road, some 20m eastwards, with a small area of public seating directly opposite. A number of cottages are present to the north east corner of

the listed building, stretching northwards, with Townley House, a grade II listed Building, located beyond and divided from the application site by hedgerows. Swindlehurst Farmhouse, another grade II listed farmhouse, lies opposite Townley Farmhouse, on the east side of Main Street.

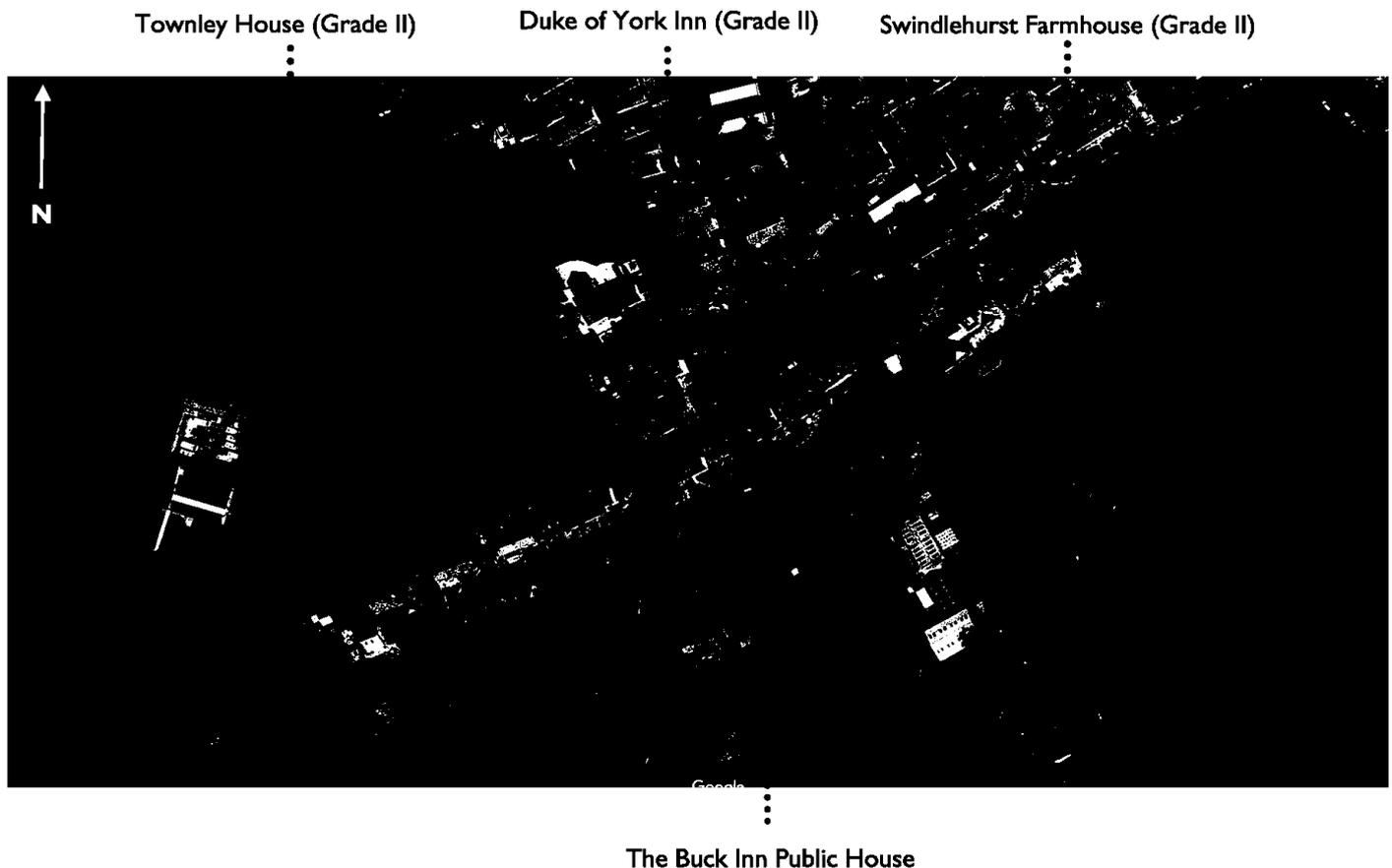


Fig 01: Plan Showing Location of The Duke of York Inn (Plan taken from Google Maps 2022)

2.2 HERITAGE ASSET DESIGNATIONS

The Duke of York Inn is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. Please refer to Appendix A of this report for the historic England List Entry.

The application site is within the defined boundary of the Grindleton Conservation Area which is a Designated Heritage Asset and is designated as a Conservation Area under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural and historical interest. Please refer to Appendix B of this report regarding the reasons for designation and the elements which contribute to the special interest of the conservation area.

2.3 HISTORICAL DEVELOPMENT

This section is intended to give a brief account of the historical development of the site based on information obtained from secondary research sources. The historical development of the site has been researched and described in detail in documents produced for past planning applications for the site produced by respected Architectural Historian Garry Miller and has been summarised below.

The building first appears on the Grindleton Tithe Map of 1848 (referenced '89') and described as 'buildings and garden'. It is thought that the earliest phase of the building dates from circa 1800 and was subsequently extended to the west soon afterwards. An outbuilding is shown to the south west corner of the site, probably stables, which appear on early 20th photography of the area but have subsequently been demolished in the 1960's. The presence of stabling would confirm the use of the building as an Inn at this time. There have been suggestions that the building may have first served as a dwelling, however no documentary evidence has been found that would confirm this. Later historical OS mapping appears to show little further change to the building.

A phase of internal alterations was made in the early 20th century and included the repositioning of the internal staircase from the rear to the east side of the building, with the addition of two first floor windows to the east gable end. Further additions were added throughout the second half of the 20th century to the west gable end and rear elevations.

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁷ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of both the Duke of York Public House and the Grindleton Conservation Area so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

The following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice and have culminated in a Statement of Significance;

Archaeological interest: “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”⁸

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”⁹

Historic Interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be

associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹⁰

3.2 STATEMENT OF SIGNIFICANCE

The Duke of York Public House is an example of an early 19th century, likely purpose built, public house that was extended in the years following its initial construction and altered further throughout the 20th century. This formal grade II listed designation suggests it is a building of importance from a national perspective in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form its overall significance. Its significance is embodied within extant historic fabric and internal historic plan form layout. The original use of the building as a public house, also contributes to its significance.

The interior of the building, which has been subject to extensive alteration over time, possesses little of interest with the exception of the plan form, which itself has been altered, the vaulted cellars and the roof structure but is now largely 20th century and holds limited significance. The westwards linear progression of the building’s development is also of interest, although the appearance of the most recent addition to the west elevation is a poor-quality addition in terms of its form and appearance with little attention given to its historical and sensitive context.

The building offers some limited insight into 19th century life within the village and the high social and communal value that the building would have had and still does possess in the present day.

It is the south and east elevations which contributes the most to its significance through its composition and ordering as well as its choice of materials and architectural details.

⁷ National Planning Policy Framework (2021) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic). (Accessed on 22nd June 2022)

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)

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)

The significance of the Grindleton Conservation Area is derived from its strong sense of place and local distinctiveness created by the varying ages, appearances and typologies of its buildings, all of which are set amongst the medieval linear (possibly earlier) plan form of the village.

The majority of the buildings within the conservation area consist of former weavers' cottages, some of which may have early origins and are modest and conservative in size and appearance. Many of the buildings date from the 18th and 19th centuries, with few earlier 17th century buildings. The village's building stock is accompanied by various local details which establish the village's local identity and distinctiveness. Such details, include historic paving, boundary walling, metal railings and gates and those which denote the agricultural history of the village.

There is very little open space within the village but what open space is available within the village provides space for recreation and which also protects the open and uninterrupted views towards Pendle Hill and surrounding villages.

The setting of the conservation area is also significant and is comprised of open fields and wild moorland.

The village also holds significance as an important place of religious non-conformist history through the Grindletonian Sect which arose in the village through the curacy of Roger Brearley in the early 17th century.

SECTION 04

DEVELOPMENT PROPOSALS

4.1 DEVELOPMENT PROPOSALS SUMMARY

- The demolition of the existing 1960's dining room extension and part of the 1990's rear extension and the erection of a new single storey extension to the south west elevation of the listed building to provide additional dining space and disabled WC.
- Removal of a section of the rear wall, window and door to the ground floor rear store and insertion of new door opening to the north side of the store.
- Installation of new partition to the existing ground floor preparation area to form larger store and a separate managers office.
- Removal of the existing disabled WC and installation of new partition and doorway to form a new staff room.
- Removal of the existing staircase to the north east side of the building and relocation of staircase to historic location to the north west side of the building. Removal of existing first floor bathroom to accommodate this.
- Removal of existing first floor kitchen and installation of a dividing partition to form two new store rooms.
- Formation of 5no ensuite shower rooms to the first-floor bedrooms.
- Extension of the front bedroom (east corner) following the removal of the existing staircase (including walls) and first floor store room. Installation of new bedroom door.
- Removal of render to west gable end. Wall to be repointed and whitewashed.
- New external staircase to the rear of the building and the alteration of the window to the existing first floor kitchen to form a new fire escape from the first floor, through the proposed linen store.
- Conversion of attic space to form additional bedroom, ensuite and storage space.
- Installation of 4no. roof lights to the rear north facing roof slopes of the listed building.
- Car parking and external landscaping.
- Erection of detached building to the north west of the listed building to provide 3no. holiday lets with garaging and managers accommodation.

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

The Duke of York Public House is a grade II listed building and as such, benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the 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

The building is also located within the defined boundary of the Grindleton Conservation Area. The conservation area was formerly designated as such in October 1974 and also benefits from statutory protection within the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area having special architectural and historic interest.

Section 72 of the Act states that;

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Government's economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development'.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development' and will therefore be considered as unacceptable and will not be supported by decision making

bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement EN5: Heritage Assets

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 find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies. 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

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

I. Conservation Areas

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

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

2. Listed buildings and other buildings of significant heritage interest

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

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

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

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

4. Scheduled monuments and other archaeological remains

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

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

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers

will be required to make adequate provision for excavation and recording of the asset before or during excavation.

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

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

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

Grindleton Conservation Area Appraisal (2005)

This document, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Grindleton Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area,

Grindleton Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Grindleton Conservation Area

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

The following section is intended to assess the impact of the proposals on both the listed building and conservation area as well as the setting of nearby listed buildings and non-designated heritage assets, following a review of the design proposals.

There is no prescribed or overarching method for assessing heritage impact. However, the following magnitudes of impact have used to assess the development proposals.

Magnitude of Impact	
High Beneficial Impact	The proposed development will significantly enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Medium Beneficial Impact	The proposed development will considerably enhance the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Low Beneficial Impact	The proposed development will provide a minor enhancement to the heritage asset or the ability to better reveal or enhance its heritage values and overall significance. Works of this magnitude are welcomed.
Neutral Impact	The proposed development will cause neither harm nor benefit / enhancement to the heritage asset, its values, significance or setting. Proposals will sustain existing significance and special interest without adverse harm.
Low Adverse Impact	The proposed development will cause minor harm to the heritage asset, its heritage values, significance or setting. Changes of this magnitude may be considered acceptable if suitable positive mitigation can be provided.
Medium Adverse Impact	The proposed development will cause clearly discernible harm to the heritage asset, its heritage values, significance or setting. Works of this magnitude should generally be avoided but may be considered acceptable if suitable positive mitigation can be provided.
High Adverse Impact	The proposed development will cause severe harm to the heritage asset and will substantially harm its significance. Will cause obvious disruption or destruction of features contributing to significance and harm to its setting. Such works of this magnitude should be avoided.

The demolition of the existing 1960's dining room extension and part of the 1990's rear extension and the erection of a new single storey extension to the south west elevation of the listed building to provide additional dining space and disabled WC.

The existing dining room extension dates from the late 1960's and will not constitute the loss of historic fabric. The proposed replacement dining room extension is of a form and material palette that is compatible with the character and appearance of the conservation area and listed building. The footprint of the addition will be same as the extant dining room and will remain subservient in height therefore respecting the existing built hierarchy. The proposals will result in the removal of the existing dining room addition which is incongruous in terms of its form and features.

The extension expresses modern needs and has been designed in a mixture of traditional and modern architectural language so as not to detract from the historical provenance of the listed building and avoids confusion as to its origins, whilst adding a new layer to the historical development of the building. The extension is a creation of its time and is relevant to current architectural styles and trends rather than being an imitation of the past. Its form and appearance are more sympathetic and harmonious than that of the existing dining room addition which provides enhancement to the listed building and conservation area. The proposed dining room will increase the viability of the buildings use.

The existing disabled WC is located away from the main public areas of the building and any potential users must first navigate the existing corridors and doorways in order to use the disabled WC. The proposed disabled WC is in a more convenient and easily accessible location for patrons of the building.

Removal of a section of the rear wall, window and door to the ground floor rear store and insertion of new door opening to the north side of the store.

The section of wall to be removed forms the historic rear elevation of the building and will result in the

removal of historic fabric and wall openings as well requiring the installation of structural support above. Historic building recording has been suggested as an appropriate and positive means of mitigation. Due to the internal nature of the proposals, there will be no adverse impact on the Grindleton Conservation Area.

Installation of new partition to the existing ground floor preparation area to form larger store and a separate managers office.

The installation of the partition will have a negligible impact on the historic fabric of the building; however, it will result in the sub-division of the north west unit of the ground floor double pile plan form, but this will still remain interpretable. Historic building recording has been suggested as an appropriate and positive means of mitigation. This intervention will also be easily reversible. Due to the internal nature of the proposals, there will be no adverse impact on the Grindleton Conservation Area.

Removal of the existing disabled WC and installation of new partition and doorway to form a new staff room.

This element of the proposals involves the alteration of 1960's fabric and is limited to the interior only therefore having no adverse impact on either the listed building or the conservation area.

Removal of the existing staircase to the north east side of the building and relocation of staircase to historic location to the north west side of the building. Removal of existing first floor bathroom to accommodate this.

The existing staircase is the result of alterations undertaken during the early decades of the 20th century and forms part of the buildings later historical development. However, it is not original feature in its original location and has impacted on the proportion of the south east unit of the double pile plan form layout. The staircase is to be repositioned back to its original historical location and the proportions of the south east unit are to be reinstated therefore reversing an element of harm to the double pile plan form layout and provides enhancement. The removal of the first-floor bathroom

will have a negligible impact on historic fabric and the removal of the partitions will introduce an element of openness to the first-floor landing. Historic building recording has been suggested as an appropriate and positive means of mitigation. Due to the internal nature of the proposals, there will be no adverse impact on the Grindleton Conservation Area.

Evidence was provided as part of a previous application for the building showing that the staircase historically continued into the attic roof void in its historic location at the rear of the building. This is evidenced in particular within the attic roof void, where the former stair location to the north has been infilled with later narrow floorboards with older wider floorboards surrounding this area.

Removal of existing first floor kitchen and installation of a dividing partition to form two new store rooms.

The removal of the existing kitchen fixtures to the first floor will have a negligible impact on the fabric of the listed building. However, the installation of a new partition wall will result in the further subdivision of the first floor north west unit of the ground floor double pile plan form, but this will still remain interpretable. Historic building recording has been suggested as an appropriate and positive means of mitigation. This intervention will also be easily reversible. Due to the internal nature of the proposals, there will be no adverse impact on the Grindleton Conservation Area.

Formation of 5no ensuite shower rooms to the first-floor bedrooms.

The proposed ensuite shower rooms are required as part of the accommodation offered by the building, which will increase and ensure its future viability. However, the provision of shower rooms will result in the subdivision of the bedrooms therefore having a minor impact on the room proportions and plan form to a degree. However, the historic plan form and room proportions will remain legible through the size and location of the shower rooms. Historic building recording has been suggested as an appropriate and positive means of mitigation. This intervention will also be reversible to a degree. Due to the internal nature of the proposals, there will be no adverse impact on the Grindleton Conservation Area.

Extension of the front bedroom (east corner) following the removal of the existing staircase (including walls) and first floor store room. Installation of new bedroom door.

The repositioning of the staircase will allow for the reinstatement of the full depth of the bedroom therefore reinstating an element of the proportion and an element of the overall double pile plan form. Historic building recording has been suggested as an appropriate and positive means of mitigation. Due to the internal nature of the proposals, there will be no adverse impact on the Grindleton Conservation Area.

Removal of render to west gable end. Wall to be repointed and whitewashed.

The existing render is believed to be cementitious in nature and is to be removed to prevent the decay of the existing stone walling fabric and to improve the vapour permeability of the wall fabric, therefore addressing an existing element of vulnerability. Following removal, the walling is to be repointed in lime mortar and finished with a lime white wash in order to maintain a similar visual appearance.

New external staircase to the rear of the building and the alteration of the window to the existing first floor kitchen to form a new fire escape from the first floor, through the proposed linen store.

The proposed external staircase is required as a means of escape in the case of fire for the occupants of the first floor and attic accommodation. It is located to the rear of the building to reduce its visual impact within the public realm and is the most appropriate location in terms of limiting harm. The existing first floor bathroom window is to be altered to form a new escape doorway. Although resulting in the loss of the window opening, the alteration of the existing opening is the preferred option over the formation of an entirely new opening which would result in the loss of wall fabric and would likely appear as incongruous. The staircase will not result in adverse harm to the listed building or the character and appearance of the conservation area as it will not be highly conspicuous from within the public realm and will not harm the principal front elevation of the listed building.

Conversion of attic space to form additional bedroom, ensuite and storage space.

The proposed conversion of the attic will provide further accommodation which will contribute to the viability of the building. The existing staircase and attic window to the east gable end indicates that the attic was an accessible and usable space historically. The conversion of the attic will not result in adverse harm to the listed building and no significant historic fabric is expected to require removal as part of the conversion.

Installation of 4no. roof lights to the rear north facing roof slopes of the listed building.

The proposal will result in the removal of small areas of roof covering and minor alterations to the roof structure in order to facilitate installation, making the impact on historic fabric minor. The rooflights are to be black in colour and flush fitting so as to reduce visual prominence. The roof lights are located to the rear roof slopes again to reduce visual impact and ensuring they don't cause harm to the front principal elevation. They will not be conspicuous from within the public realm and conservation area resulting in no adverse harm.

Car parking and external landscaping.

The proposed car parking, which includes 2no disabled parking spaces is proposed to an area of existing hardstanding and carparking. The proposed delivery and turning area, which includes additional car parking, will be located immediately to the rear of the listed building in an area which is a grassed area currently. This is required to increase the viability of the buildings historic use. Only the front area of car parking to the south of the site will be visible from the public realm as existing and will be finished in tarmac also as existing. The car parking to the north of the site will largely be obscured from the public realm by the listed building itself. A number of trees / hedges are to be removed however these are deemed to be low quality and are not a significant contributor to the significance of the conservation area or the setting of the listed building.

Erection of detached building to the north west of the listed building to provide 3no. holiday lets with garaging and managers accommodation.

The proposed form and materials palette that has been adopted is compatible with the character and appearance of the conservation area and corresponds with the local vernacular. The inclusion of details such as stone chimney stacks and stone window and door surrounds are again compatible with the character and appearance of the conservation area and are traditional elements of the proposed design which should be welcomed. The orientation, with the a south facing gable end, will reduce its visual impact and massing and the building is sited to the north west corner of the site, again to reduce visual prominence and increase subservience whilst respecting the built hierarchy of the site and ensuring no competition with the prominence of the listed building. The proposed site of the holiday lets also prevents the infilling of the front of the site, therefore not impacting on the character and appearance of this important gateway into the village.

Regarding the impact of the holiday lets on the listed building, this is to be considered in terms of the impact on its setting. The proposed will introduce a new built form to the site, but one that respects the character, position and prominence of the listed building and one that maintains the openness of the south edge of the site immediately to the west side of the listed building. The building is to be located to an existing tarmac area and will not result in the loss of any green space and the existing trees and hedges to the western edge of the site, as well as the stone boundary walling, are to be retained.

Impact on below ground archaeological remains.

As part of the previous applications for the site, it has been suggested that whilst it is unlikely that below ground archaeological remains of national importance will be impacted upon, it is likely that features relating to the earlier occupation of the site (including buildings and middens) could be present. Any features present will likely be disturbed by the undertaking of excavations on the site for foundation and services trenches as well as landscaping. The undertaking of an archaeological watching brief has been suggested as an appropriate and positive means of mitigation and will create a permanent record of any below ground archaeological remains encountered throughout the works.

6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways;

- A programme of historic building recording and analysis should first be implemented prior to the commencement of any development works and which should be carried out in compliance with current recording best practice and guidance.
- Where significant intervention is proposed i.e., repair, replacement, or introduction of building elements, detailed method statements, details and specifications can be submitted to and agreed by the planning officer prior to commencement by way of a planning condition. This would include; the formation of new wall openings, door and window details and details of proposed internal alterations.
- Archaeological monitoring and supervision should be considered as part of any below ground excavation works such as landscaping and the digging of foundation trenches.
- Archaeological monitoring should be considered as part of any sensitive opening up works or significant works, to the building i.e., such as the demolition of the relevant areas of the building as well as the opening up of floors and walls.
- All elements of demolition should be undertaken by hand using hand tools so as to limit any disturbance to the historic fabric of the listed building.
- Any new partitions will be scribed around any existing skirting boards and ceiling cornices.
- The passing of new pipework and services through walls and floors should be avoided and should be installed / surface mounted over walls and floors and boxed in wherever possible to limit harm to historic fabric.

Consultation with statutory consultees as part of the planning application process is likely to identify where the buildings would benefit from additional controls and how these could be justifiably applied by way of planning conditions.

6.3 SUMMARY OF PUBLIC BENEFITS

The National Planning Policy Framework (NPPF) requires that harm to Designated Heritage Assets be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable Development – The re-use of an existing buildings through the re-implementation of its optimum

viable use as a public house and restaurant, which is also its historic use which makes a substantial contribution to the building's significance. (environmental and heritage benefit).

- The safeguarding of the listed building, which contributes strongly to the character and appearance of the conservation area and streetscape, through the implementation of a use that is consistent with its conservation, (heritage and social value).
- The employment of building consultants and contractors to facilitate the implementation of the development proposals (economic benefit).
- The employment of staff for the operating and daily running of both the restaurant / public house and the accommodation and holiday lets that the site will offer (economic benefit).
- The retention of an important focal building and its use as a public house / restaurant that has high communal value within the village (social value).
- The provision of new accommodation and holiday lets which will contribute to local tourism and will increase the buildings future viability and its contribution to the local economy of the village and the wider Ribble Valley (social and economic benefit).

It is considered that these benefits will considerably outweigh the harm caused, which is considered to be less than substantial and accordingly the development proposals satisfy the test that is laid down by the NPPF and that the development proposals should be welcomed by Ribble Valley Borough Council and their statutory consultees. Therefore, planning permission and listed building consent should be granted.

APPENDIX A

DUKE OF YORK HOTEL: LIST ENTRY

Public house, early C19th. Squared sandstone with diagonal tooling. Stone slate roof. Double-pile plan with end stacks and chamfered quoins. 2 storeys with attic, 2 bays.

Windows sashed with no glazing bars and with plain stone surrounds. To the left of the door is a double window with central square mullion. The door, between the bays, has a plain stone surround and moulded open pediment on console brackets. The gables have copings and footstones. To the left is a further bay having a double window on the ground floor and a single window above, and with quoins having diagonal tooling. The right-hand return wall (facing east) has 3 windows on the ground floor and 4 on the 1st floor, similar to those of the main facade. Above is an attic window with plain stone surround and semi-circular head.

APPENDIX A

GRINDLETON CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The Grindleton Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Grindleton Conservation Area derives from the following features:

- Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages;
- The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road;
- Its important place in non-conformist history as the village that gave birth to the Grindletonian sect in the 1600s;
- Numerous historic buildings, including 17th and 18th century weavers' cottages, given extra height and bigger windows in the 19th century;
- Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;
- Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill.

