

GRAEME IVES
HERITAGE PLANNING

Heritage Statement

Land at Crow Frees Farm, Crow Trees Brow, Chatburn

On Behalf Of: Pringle Homes Ltd

September 2022

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Pringle Homes Ltd in respect to an application for full planning permission for 39 residential dwellings, with access, parking and landscaping on land to the south of the former Crow Streets Farm, Crow Trees Brow, Chatburn (the 'application site'); and the proposed conversion and extension of the former dairy, to the south-west of the Farmhouse to form a single dwelling. The 'proposed development' also includes an application for Listed Building Consent for alterations to Crow Trees Farmhouse and the adaptation of a curtilage listed garage.
- 1.2 From an historic environment perspective, Crow Trees Farmhouse is a grade II listed building and is located within the Chatburn Conservation Area. The remainder of the application site is located outside the conservation area. The Conservation Area Appraisal (2005) identifies a former barn, to the immediate west of the Farmhouse, as a curtilage listed building, however this is not consistent with the relevant case law and the Barn has been considered as a non-designated heritage asset for the purposes of this Heritage Statement. Similarly, the former dairy, located within the application site, has also been identified as a non-designated heritage asset.
- 1.3 In determining the proposals Ribble Valley Borough Council, as local planning authority (LPA), has 'statutory duties' under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed buildings or their settings or any features of special architectural or historic interest that they possess and also to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 1.4 National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (revised 2021) (NPPF) and places the following requirements on applicants:

"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 understanding the potential impact of the proposals 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 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." (NPPF Paragraph 194)
- 1.5 Therefore, given the above legislative and policy requirements Chapter 2 of this Heritage Statement identifies the relevant heritage assets that could be affected by the proposal. Chapter 3 describes the significance of the heritage assets, proportionate to

the potential impact of the proposed development. Chapter 4 provides an impact assessment with reference to relevant legislation and national and local planning policies and Chapter 5 provides conclusions regarding the proposed development.

2.0 The Relevant Heritage Assets

Introduction

2.1 The NPPF defines a heritage asset as follows:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (NPPF: Annex 2, Glossary)

Designated Heritage Assets

2.2 The NPPF confirms that designated heritage assets comprise, World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.

2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:

Listed Buildings:

2.4 Listed buildings are designated for their special architectural or historic interest in accordance with the DCMS Principles for Selection of Listed Buildings (2018). The listed buildings identified in Table 2.1 are relevant with respect to the proposed development:

Table 2.1: Listed buildings relevant to the proposed development:

Listed Building:	Grade:
Crow Trees Farmhouse	II
Christ Church	II

2.5 In addition to the farmhouse, which is identified on the national list, the Chatburn Conservation Area Appraisal (2005) identifies the former barn, immediately to the west of the farmhouse, and occupied as a separate dwelling, as a listed building. The Committee Report for a planning application related to the stables building to the south-west of that dwelling (Application Reference: 3/2007/0336) also referred to “... possible status of the building as a ‘curtilage’ listed building to Crow Trees Farmhouse.” It seems that planning permission was granted, however Listed Building Consent was to have been refused and the application was withdrawn.

2.6 Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 1 (5) of the Act states that:

“In this Act “listed building” means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act –

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948.”

2.7 Whether, or not, a building is listed by virtue of being within the ‘curtilage’ of a listed building relies on a number of factors, including: physical layout, ownership past and present and use or function past and present. However, the case of *Debenhams Plc v Westminster City Council* [1987] AC 396 also considered the term ‘structure’ in Section 1 (5) of the 1990 Act to convey a limitation to such structures as ‘ancillary’ to the listed building itself and that the concept of curtilage envisaged that of ‘principal and accessory’.

2.8 The relevance of an ‘ancillary’ relationship is important in considering the relationship between a farmhouse and an associated barn. In this respect the case of *R (Egerton) v Taunton Deane Borough Council* [2008] EWHC 2752, is relevant to the circumstances of the application site. The farmhouse and barn, in that case, were within the same farming enterprise, were proximate to one another and were within common ownership. The farm was effectively being managed from the farmhouse. However, that case determined that the whole of the farm could not sensibly be considered to form the curtilage of the listed farmhouse. The curtilage was physically separated, functionally distinct and the fact that the house and barn formed part of the same farm did not mean that barns within the agricultural holding were within the curtilage of the farmhouse.

2.9 With reference to the Egerton case the Historic England Legal Director at the time published the following:

“The judge rejected the argument that the farmhouse and Mill Barn were functionally so close that the curtilage should be drawn around all the farm buildings at the heart of the farm. He accepted that the farm was being run from the farmhouse at the date of listing, but did not believe the whole of the farm and all of the agricultural buildings could be sensibly regarded as being within the curtilage of the farmhouse on that account.

The primary use of the farmhouse was as a house. The primary use of Mill Barn was agricultural business. It was not being used, for example, to garage the farmer’s car, to store his domestic items, as a children’s playroom or staff quarters etc.

So Mill Barn was outside the curtilage and not listed.

Although the layout of the buildings, their distance apart and the existence of physical boundaries between them were also factors in this decision, it is hard to see why this functional distinction would not weigh heavily in all farm cases, even where the buildings were very much closer and no boundaries between them existed.”

2.10 The immediate, domestic curtilage of Crow Trees Farm is clearly defined by a boundary wall that encloses the domestic garden. The former dairy building to the south-west of the farmhouse is further separated from the house by a narrow lane. Therefore, given the decision of the ‘Egerton’ case, the former dairy building and adjacent former barn should not be considered as a ‘curtilage listed building’ and LBC should not be required for works of alteration or extension provided that it has not been used ancillary to the dwelling house.

2.11 Two further listed buildings are located towards the western end of Downham Road (both grade II) and Christ Church (grade II) is located on the northern edge of the village. A glimpse of the spire of Christ Church is gained from the north-western edge of the application site. It is unlikely that the significance of either of those listed buildings would be affected by the proposed development, Christ Church has been included for completeness.

Conservation Areas:

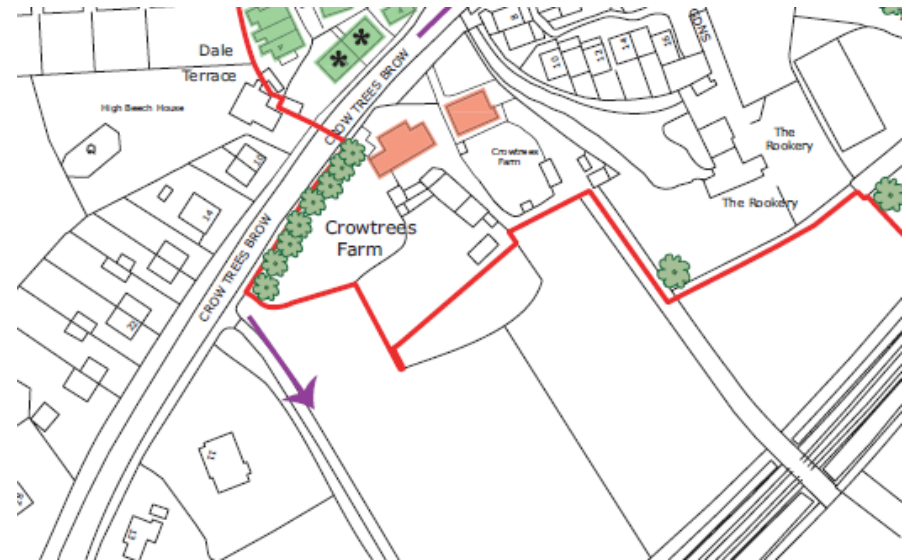
2.12 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

2.13 Crow Trees Farmhouse, the adjacent Crow Trees Barn, and the former dairy building are all located within the Chatburn Conservation Area.

2.14 Most of the paddock associated with the former stables is incorporated within the conservation area, however the boundaries of the conservation area and application site are not quite aligned, and the southern edge of the paddock is outside the conservation area. Similarly, the access into application site also falls, just, outside the conservation area boundary.

2.15 The two fields located between Crow Trees Farmhouse and the railway line, which are to be subject to the proposed development, are located outside, but immediately adjoining the conservation area.

Figure 2.1: A detail of the Conservation Area boundary (RVBC Conservation Area Map)



Non-Designated Heritage Assets

2.16 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

- 2.17 Ribble Valley Borough Council has not published a 'local list'.
- 2.18 An Historic Environment Record (HER) search was commissioned from Lancashire County Council Historic Environment Team on 15th November 2021.
- 2.19 A small number of 'monuments' were identified in a 500 metre radius from the centre of the site. Crow Trees Barn has a very detailed description on the HER (Reference: PRN26222) due to a Historic Building Record having been prepared in 2004 prior to the conversion to residential use. The Bolton, Blackburn, Clitheroe and West Yorkshire Railway is also identified on the HER (Reference PRN10618). The development of the application site has potential to cause change within the setting of both non-designated heritage assets.
- 2.20 The HER monuments map for the 500 metre radius search area is provided in Appendix 1.

3.0 The Significance of the Heritage Assets

Introduction

- 3.1 The NPPF defines significance (for heritage policy) 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.” (NPPF: Annex 2, Glossary)

- 3.2 The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (NPPF: Annex 2, Glossary)

- 3.3 The National Planning Practice Guide (NPPG) further advises that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience

an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.” (Paragraph 013 Reference ID: 18a-013-20190723)

- 3.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

Crow Trees Farmhouse (Grade II Listed)

Special Architectural and Historic Interest

- 3.5 Crow Trees Farmhouse was originally designated in April 1984, and the list entry describes it as follows.

“House, late C17th, altered. Pebble dashed rubble with steep slate roof. Comprises a main range running east-west, with 2 parallel adjoining gabled wings on the north side. South front of 3 storeys and 3 bays. To the left of the door is a 3-light mullioned window

with outer chamfer and inner ovolo moulding. To the right is one of 2 sashed lights with square mullion and plain stone surround. On the 1st floor at the left is a window with rebated and chamfered surround. In the centre is a window with plain stone surround. At the right is a similar window with 2 sashed lights and square mullion. The 2nd floor windows have plain stone surrounds with their central mullions removed. The door has a plain stone surround with moulded impost and cornice. Stone gutter, gable copings, and end stacks. At the rear the eastern gabled wing has a 3-light double-chamfered mullioned window. Above on the 1st floor is a double-chamfered surround. The western wing has a chamfered surround with tooling on the ground floor, a double-chamfered surround to the 1st floor, and a door at the left with plain surround. Interior not inspected, but said to contain no features of interest.”

Figure 3.1: The southern elevation of Crow Trees Farmhouse



3.6 Architecturally, the front elevation faces south and the farmhouse effectively ‘turns its back’ on Crow Trees Brow. It is unknown whether the southern elevation would have originally been symmetrical, with four bays of windows, possibly with a bay of windows to the right of the door having been infilled. However, the taller sash windows to the right side of the elevation are unhorned and the openings represent a later adapted. The sundial is fabricated from modern plywood.

Figure 3.2: The principal door is framed with simple, chisel marked pilasters, a modest capital detail and entablature



Figure 3.3: A five-light mullioned window remains to the left side of the door



3.7 The character of the south elevation is more formal than the northern elevation, facing Crow Trees Road. The northern elevation appears more functional, and austere with a doorway that is architecturally secondary to that of the south elevation and the tall window to the stairwell placed asymmetrically under the left-hand gable.

Figure 3.4: The northern elevation of Crow Trees Farmhouse



3.8 A two-storey addition extends from the eastern gable of the farmhouse. It is set well back from the northern elevation, but projects forward the southern, principal, elevation.

3.9 Details such as the kneelers to the eaves contrast with those of the main house, the eastern addition adopting a more traditional curved moulding, while those to the house are squared and appear more stylised. The addition appears on the 1851 Ordnance Survey map although it appears to be a later addition to the building.

Figure 3.5: The north and south-western elevations of the two-storey projection



Figure 3.6: A kneeler to the main house (left) and the corresponding feature to the two-storey addition (right)



3.10 The pitch of the main roof appears uncharacteristically steep. The purlins are later additions to the building, while the roof has been felted and re-laid. The purlins to the front pitches appear to be original.

Figure 3.7: The interior of the eastern side of the principal roof



Figure 3.8: The interior of the eastern gabled roof to the northern elevation (facing Crow Trees Brow)



- 3.11 The interior was not inspected as part of the listing process. It has been subject to a degree of adaptation, although the room plan seems to remain largely intact.
- 3.12 The original wall between the principal living room and the kitchen (which is in the northern side of the building) has been removed and a new partition formed in the living room, thus extending the kitchen into the living space. A short section of timber framed and wattle and daub partition, which may have enclosed an original hallway leading from the front door, has been retained to partly enclose the extended kitchen.

Figure 3.9: The principal living room facing south with recessed seating under the mullioned window



Figure 3.10: The kitchen extended into the northern side of the principal living room



Figure 3.11: The alignment of the original wall between the kitchen and living room remains legible to the left of the cooker



Figure 3.12: The staircase remains in situ, although the balusters have been boxed-in, and a new handrail installed



Figure 3.13: Panelling to the later first-floor windows of the southern elevation



Figure 3.14: A retained door and architrave



3.13 The interior generally comprises a modern domestic interior, including replacement fireplaces. Survival of original detailing is variable. However, several doorways have retained architraves and panelled doors generally appear to remain in situ, albeit re-faced. Panelling remains in place around the southern window openings, which also retain several slate window cills. The attic floor retains the original, wide, floorboards.

Figure 3.15: A replacement fireplace in a secondary living room



Figure 3.16: The north-eastern part of the ground floor has been adapted to incorporate a downstairs bathroom and WC, with modern quarry tiles to the floor



3.14 Perhaps the most authentic part of the interior is the barrel-vaulted cellar, complete with the original, red-sandstone storage platforms to either side and ceiling hooks.

Figure 3.17: The cellar, below the eastern side of the main house



3.15 The two-storey addition to the eastern gable comprises a double height space. Curiously, no joist sockets were evident to support a previous first floor. A stone sink and cheese press remain within the space. The original roof structure remains in situ, although the roof has been felted and re-surfaced. This part of the building is in a dilapidated condition.

Figure 3.18: The interior of the double-height addition to the eastern gable



- 3.16 The attic floor is accessed via an enclosed staircase and comprises two, connected spaces. The eastern room exists in a relatively dilapidated condition.
- 3.17 Overall, the building remains in a reasonable condition, although it is deteriorating, with water ingress causing damp in the stairwell and several of the bedrooms. Defects have been identified in parts of the external render, including cracking and some movement to the north-eastern corner of the house (Structural Report, R.G. Parkins, May 2022).

Figure 3.19: The western and eastern attic rooms



Figure 3.20: Damp penetration to the stairwell and north-eastern bedroom



The Contribution of Setting to Significance

Historic Development

- 3.18 The setting of the farmstead has remained relatively consistent over time. For example, the field pattern of the two fields between the farmhouse and railway line was evident on the first edition Ordnance Survey map (published 1847), although the southern part of the fields was later truncated to accommodate the railway cutting. The 1847 Ordnance Survey map indicates that the paddock associated with the stables was occupied by an orchard and also confirms that a small, enclosed space existed to the rear of the farmhouse, south of the current track that forms the northern edge of the eastern field. However, by 1886 the field had been extended to its current shape.
- 3.19 The 1886 map illustrates the railway cutting and also the bridge that spans the cutting immediately to the south-east of the application site. A driveway, to the bridge, had also been constructed along the boundary of the eastern field, possibly to maintain access to the fields on the southern side of the railway. The Vicarage had been constructed to the south-west of the farm, however Crow Trees Farm remained relatively isolated on the southern edge of the village at that time.
- 3.20 By 1932 a large house had been constructed to the south of the railway and was accessed by the driveway along the eastern edge of the application site. The brick barn to the south of the stables had also been constructed between 1912 and 1932. Several detached houses had also been constructed along Crow Trees Brow by 1932.

- 3.21 By 1973, the enclosure of Crow Trees Brow, as found today, was largely complete and the large house on the southern side of the railway continued to be accessed by the above driveway. It seems that the driveway was removed between 1973 and 2000 (Google Earth Pro), by which time the access for the houses on the southern side of the railway had been amended to the current arrangement.
- 3.22 A set of historic Ordnance Survey maps is provided in Appendix 2.

Figure 3.21: The view towards Crow Trees Farmhouse from the eastern field



- 3.23 Although the agricultural use of Crow Trees Farm has ceased and the buildings remain vacant, there is a historic association between

the fields of the application site and the listed farmhouse and adjoining barn and former dairy building.

- 3.24 The fields also allow, to a varying extent, the architectural interest of the house and the 'group value' with the barn and former dairy building to be appreciated. The principal elevation of the farmhouse faces south towards the eastern field and can be appreciated from that part of the application site. The detail of the architecture is less discernible from the western field; however, the cluster of farm buildings is still, partially, visible.
- 3.25 The immediate setting of the domestic curtilage and adjoining barns have remained largely unchanged since the mid C19th and make a positive contribution to the setting and significance of the listed farmhouse.

Figure 3.22: The former dairy building, barn and farmhouse viewed from the rear garden of the house



Figure 3.23: The former barn and dairy to the west of the farmhouse



- 3.26 The group value of the former farmstead is also derived from the boundary wall that encloses the domestic gardens of the farmhouse and a series of small ancillary structures that are integrated into the domestic curtilage. A small workshop is located to the western side of the garden, with an intimate stone seating shelter to the south and a brick garage to the east. A lean-to greenhouse is attached to the elevation of the garage facing the garden. It appears to comprise a later replacement for an earlier structure, appears to have remained unused for a considerable period and has been partly destroyed by storm damage.
- 3.27 Views out of the garden, southwards towards the agricultural fields, are quite enclosed by the intimate space of the garden and the associated structures.

Figure 3.24: The store, garage and garden shelter incorporated into the perimeter of the garden



- 3.28 The farmhouse is set back from the frontage to Crow Trees Road behind a generous front garden, with a similar building line to the former barn to the immediate west.
- 3.29 In kinetic views of the farmhouse, approaching Chatburn from the south-west along Crow Trees Road, the farmhouse is largely concealed by the topography, tree cover to the south-west of the barn and the cluster of farmstead buildings.
- 3.30 The farmhouse is more prominent from the immediate frontage of Crow Trees Road before becoming filtered by tree cover and the more advanced building line of the property to the north-east.
- 3.31 Therefore, the setting of the farmhouse has several facets, all of which contribute to the significance of the listed building.

Figure 3.25: Approaching Crow Trees Farmhouse from the south-west



Figure 3.26: Crow Trees Farmhouse from the immediate north-east



Figure 3.27: Crow Trees Farmhouse from the immediate frontage of Crow Trees Road



3.32 In this context the application site is considered to make a positive contribution to the setting and significance of the listed building.

Summary

3.33 The significance of Crow Trees Farmhouse is principally derived from the following attributes:

- The age of the building and the legibility of the original late C17th phase, including the proportions of the southern and northern elevations.

- The historic value of the Crow Trees Farm, one of the cluster of farms located in Chatburn.
- The quality of the stone detailing, notably the five-light mullioned window to the southern elevation and the kneelers to the principal building and eastern addition.
- Surviving internal features, including the exposed beams, original floorboards to the attic and, particularly, the cellar.
- The ‘group value’ derived from the cluster of associated buildings.
- The agricultural setting of the two fields that comprise the application site.

Christ Church, Sawley Road (Grade II Listed)

3.34 Christ Church is located on the northern edge of Chatburn and is separated from the application site by the historic core of the village. However, a glimpse is gained of the church spire across the intervening townscape and associated tree cover. The significance of the church is unlikely to be affected by the proposed development and it has been included, proportionately, in this Heritage Statement for completeness.

Summary of Special Architectural and Historic Interest

3.35 Christ Church was designated in April 1984 and the list entry describes the church as follows:

“Church, 1838, by Edmund Sharpe, with aisles and chancel added in 1882 by F. Robinson (Pevsner). Squared limestone with sandstone ashlar dressings, and slate roof. Romanesque style, with additions in keeping. Comprises a west tower with spire, a nave with south porch, 3 transeptal gables on north and south sides forming aisles, and a lower chancel with semi-circular apse. The tower is of 3 stages broached to a spire of sandstone ashlar. The lower stage has 2 blank arches on each side, with 2 round-headed windows on the west side. The upper stages each have 2 similar openings on each side, separated by pilaster strips and with Lombard friezes. The bays of the main church are separated by pilaster strips and have Lombard friezes. The nave, of 2 bays on the north side and with one bay to the west of the porch on the south side, has tall windows with splayed limestone reveals and round heads. Each aisle bay has similar windows, paired with a single pierced quatrefoil above and under a semi-circular relieving arch. A plaque in the wall of the apse records that the chancel was built in memory of Robert Ingram, d. 1879. Interior. The 3-bay nave arcades have semi-circular arches, banded round columns, and foliated capitals and responds. The moulded round chancel arch is carried on short corbelled shafts with foliated capitals. Below are piers with angle shafts, from which spring flanking arches opening into the organ chamber and the south chapel. An inscribed band to the south aisle wall records that the church was enlarged in 1882. At the west end is a gallery with timber font. The roof is carried on arch-braced trusses. The windows contain glass of various late C19th dates.”

- 3.36 Christ Church also gains significance from the association with the architect Edmund Sharpe. Sharpe practiced as an architect from 1835 and was the founding partner of the architectural practice that would become the renowned Paley and Austin, which was

prolific in Lancashire during the C19th and early C20th. Sharpe’s early churches were designed in the Romanesque style before favouring Gothic.

“Sharpe’s two earliest churches were both in his beloved Romanesque, and others followed before he gave up in the early 1840s as the tide of taste shifted powerfully in favour of Gothic. His other round arched essays were at Chatburn in 1837-8, a fairly modest design with a west tower and decidedly un-Romanesque broach spire...” (The Architecture of Sharpe, Paley and Austin, Brantwood, 2012)

Figure 3.28: Christ Church, from Sawley Road



The Contribution of Setting and the Application Site

- 3.37 The church is located on rising ground that extends north-eastwards from the core of the village. At the time of construction, it would have been experienced in a relatively isolated position beyond the core of Chatburn. During the early C20 the Institute was constructed to the west of the church, Victoria Mill was also expanded, and a cricket pitch developed to its north-west. Residential properties have gradually enclosed the southern part of Sawley Road since that time. The churchyard remains enclosed by the original stone boundary wall and gate piers and retains a wide range of memorials, ensuring that the immediate setting of the church makes a positive contribution to its significance.

Figure 3.29: The spire of Christ Church beyond the roofscape of Crow Trees Farm



- 3.38 The application site is located well to the south-west, on the opposite side of the village from the church. The sense of separation is accentuated by the intervening topography, with the village dipping down to the crossing over Chatburn Brook, the associated townscape and tree cover. The spire is visible, through the tree cover, beyond the farmstead and in this context the application site is considered to make a neutral contribution to its significance.

Chatburn Conservation Area

The Character and Appearance of the Conservation Area

- 3.39 Chatburn Conservation Area was designated in 1974. A Conservation Area Appraisal was published in 2005 and a set of Conservation Area Guidance Notes was subject to public consultation in 2006.
- 3.40 The boundary of the conservation area is tightly drawn around the organic pattern of development that encloses the western part of Crow Trees Brow, Bridge Street and Downham Road. Later phases, principally of terraced development, have been excluded from the designated area.
- 3.41 A copy of the Ribble Valley Borough Council boundary map and townscape analysis is provided at Appendix 3.
- 3.42 The only significant open space included in the boundary is the large area on the northern side of the central core, over-looked by

Christ Church, that was once partly occupied by Victoria Mill and a cricket pitch.

- 3.43 The extreme eastern edge of the conservation area includes a field on the south side of Downham Road, while the 2005 Appraisal recommended a modest extension to the boundary to include a field and farmstead on the northern side of Downham Road.

Figure 3.30: The proposed extension on the northern side of Downham Road



- 3.44 The Conservation Area Appraisal summarises the special interest of the conservation area as follows:

- Its setting in the hollow formed by Chatburn Brook;

- 17th and 18th farmhouses and barns as evidence of the agricultural origins of the village;
- Mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill;
- The former tollhouse on the corner of Sawley and Chatburn Road and the public houses on either side of Chatburn bridge testifying to the role of the village in transport history;
- The ensemble of 19th century parish church of Christ Church, its adjacent school, library, institute and cricket pitch;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;
- Long views to the fells that define and enclose the Ribble Valley.

The Contribution of the Application Site

- 3.45 Crow Trees Farmhouse, Barn and the former dairy building, along with the enclosed gardens and paddocks all make a positive contribution to the character and appearance of the conservation area by providing evidence from the C17th of the agricultural origins of the settlement.
- 3.46 The main part of the application site falls outside the boundary but forms part of the setting of the conservation area.
- 3.47 The Conservation Area Appraisal identifies a series of ‘important views’ within and across the conservation area. Several views out from the conservation area are also identified, particularly around the eastern edge of the heritage asset. In this context the view

southwards from Crow Trees Brow into the site access is identified as one of the important views.

- 3.48 That view (Figure 3.31) provides a long distance view towards the fells to the south of Chatburn and provides a sense of the mature tree cover within the setting of the village. The actual agricultural fields are not particularly visible.

Figure 3.31: The view of the site entrance identified in the Conservation Area Appraisal



- 3.49 The site is otherwise screened from much of the conservation area by a combination of the underlying topography, enclosing building frontages, including the farm buildings themselves, and tree cover.

Figure 3.32: Crow Trees Farm from Bridge Road



- 3.50 The cluster of farm buildings makes a positive contribution to the character and appearance of the conservation area. The two agricultural fields of the application site make a minimal visual contribution to the setting of the conservation area, and form part of the agricultural context and origins of the village.

- 3.51 Within the conservation area, the application site also incorporates the former dairy to Crow Trees Farm, which is located to the south of the farmhouse and behind the former barn. The dairy overlooks the rear garden of the farmhouse, although is outside its curtilage.

3.52 The dairy is two-storeys in height, and is constructed of rubble stone, with ashlar stone details, under a slate roof. The eastern elevation facing the farmhouse is almost symmetrical, with a central doorway under a round window opening with ashlar architraves. Elevational details include stone quoins and kneelers, the mouldings of the kneelers are similar to those of the addition on the eastern side of the farmhouse, rather than the original phase of the farmhouse itself.

Figure 3.33: The eastern elevation of the dairy



3.53 Single storey wings project from the south and west of the dairy, forming an 'L' shape that encloses a rear yard, that originally formed part of an orchard. The original two-storey range is evident on the 1849 Ordnance survey map, while the single storey wings had been added by 1886

Figure 3.34: The rear of the dairy



3.54 An open sided brick barn had been constructed to the south of the dairy by 1932, and also remains in situ.

Figure 3.35: The later brick barn



Non-Designated Heritage Assets

The former Crow Trees Barn (HER Reference: PRN26222)

Summary of Heritage Value

- 3.55 The barn is thought to be broadly contemporary with Crow Trees Farmhouse and is currently occupied as a residential dwelling in separate ownership to the farmhouse. The HER entry quotes from

an Historic Building Record (O’Flaherty, 2004) which was commissioned prior to the conversion to domestic use:

“The barn is a stone construction beneath a pitched stone slate roof. Significant alteration and extension of the building has been carried out in the past, with the barn’s origins presumed to date back to the seventeenth century – i.e. contemporary with the house. The barn has been used for a combination of uses, with storage and cattle housing being its major purpose. It is feasible that part of the barn was once in fact a cottage, however no clear evidence in support of this theory has been found. The barn comprises a main two-storey rectangular part with cow-houses and lofts above either side of a central cart entry passage, two small two-storey extensions built either side of the front cart entry projection, a rectangular cow-house with loft above at the western end and to the north of this a single-storey rectangular cow-house addition.....

The walls are of rubble-filled local limestone, some coursed and semi-coursed. The roofs are primarily of timber framed construction covered with stone slates. Inside the ground floors are solid and the first floors suspended timber. The historical development of the barn must of course be intrinsically linked to that of the farm and the farmhouse to which it sits adjacent. Crowtrees Farmhouse, a Grade II listed building, is believed to date back to the later seventeenth century period and as such could suggest the barn to be of a similar vintage. Making such a firm link in regards to age, however, is not possible since the buildings are not physically connected and the barn has undergone such significant alteration and extension in the past as to render the dating process almost impossible. That said, there are elements that one could

theoretically appropriate to the seventeenth century period, most notably the oldest truss in the western end of the main barn”

Figure 3.36: The eastern gable of the barn facing Crow Trees Farmhouse



The Contribution of Setting and the Application Site to Significance

3.56 The barn is experienced within the immediate setting of the cluster of buildings that form the Crow Trees farmstead. It is separated

from the farmhouse by a narrow access track, with the dairy and other, later, farm buildings to the south.

3.57 Details, such as the kneelers to the eaves, vary from those of the farmhouse and dairy, however they combine to give the impression of a relatively high-status farmstead, with the consistent use of stone providing a sense of continuity and this intimate setting makes a positive contribution to the significance of the barn.

Figure 3.37: The rear (southern) elevation of the barn viewed between the house and dairy



The Bolton, Blackburn, Clitheroe and West Yorkshire Railway (HER Reference: PRN10618)

Summary of Heritage Value

3.58 The HER entry provides the following historic background to the construction of the railway:

“This railway was formed by amalgamation (9th July 1847) of Blackburn, Darwen and Bolton Railway (Act 30th June 1845) and Blackburn, Clitheroe and North West Junction Railway, (Act 27 July 1846). Blackburn to Sough was opened 3rd August 1847, South to Bolton 12th June 1848, Blackburn to Chatburn 22nd June 1850 and became Blackburn Railway 24th July 1851. It was absorbed jointly by the Lancashire and Yorkshire Railway and the East Lancashire Railway 31st December 1857.

The Bolton, Blackburn, Clitheroe and West Yorkshire Railway was formed in 1847, two Acts enabling the line being passed in 1845. It runs from Bolton to join the West Yorkshire line near Long Preston, opening in 1846 south of Blackburn but not advancing further than Chatburn by 1853. Due to financial difficulties, it stopped in Chatburn, and required a further act to extend it.”

3.59 The Ordnance Survey maps of 1847 and 1886 illustrate the two phases of railway construction in the Chatburn area. By 1847 the railway had been constructed as far as Crow Trees Road. The 1886 map confirms the engineering of the cutting that takes the railway under the road into a deep cutting that severed the fields to the south of Crow Trees Farm and the relocation of the station. The HER map identifies the original phase and a short length of track on

the eastern side of Crow Trees Road as a non-designated heritage asset, but not the remainder of the line as it heads north-east through Chatburn.

Figure 3.38: Ordnance Survey Map (1847 (10,560))

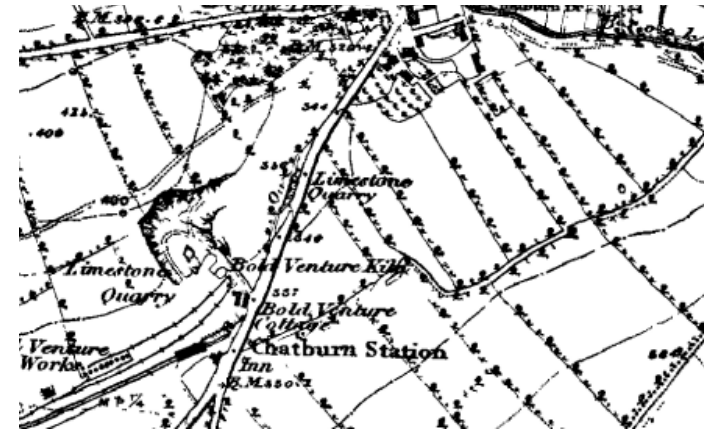
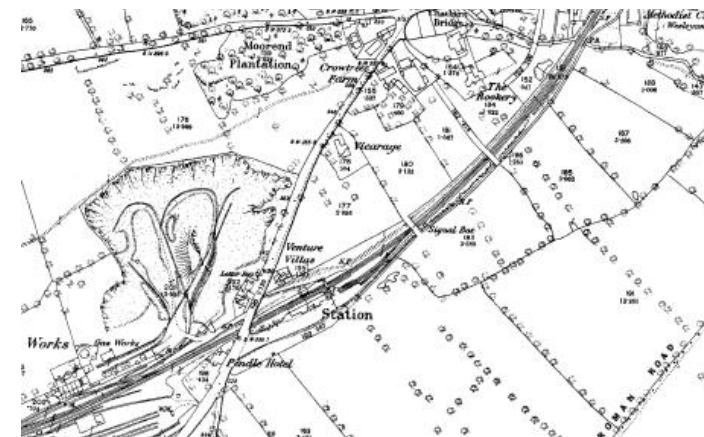


Figure 3.39: Ordnance Survey Map (1886) (1:2,500)



The Contribution of Setting and the Application Site to Significance

- 3.60 The railway cutting constructed as part of the second phase of the line forms the southern edge of the application site. However, the cutting is such a depth that the railway is not visible from within the application site. Indeed, that, later, part of the railway is not included in the line identified in the HER entry.
- 3.61 Between 1847 and 1886 a lane was constructed to the east of the application site and is carried across the railway cutting on a stone bridge with rusticated detailing, including the voussoirs, parapet and deck-band.

Figure 4.40: The bridge over the railway cutting to the south-east of the application site



- 3.62 The fields included in the application site extended well to the south before the railway was constructed. In this context, the site is considered to make a neutral contribution to the significance of the non-designated railway.

4.0 Impact Assessment

Introduction

- 4.1 The proposed development has been assessed in accordance with the relevant legislation, national and local planning policies.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.2 The 1990 Act incorporates several 'statutory duties' for decision-makers, including the following:

"S. 16 (2): In considering whether to grant Listed Building Consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses."

"S. 66 (1): In considering whether to grant planning permission or permission in principle 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."

"S. 72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions

mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

- 4.3 Section 72 should relate to that part of the application site located within the conservation area.
- 4.4 Case law has determined that 'preserve' means 'to do no harm'.

Ribble Valley Local Plan

- 4.5 The Ribble Valley Core Strategy was adopted in December 2014 and contains the following policy in respect to the historic environment:

Key Statement EN5: Heritage Assets

"There will be a presumption in favour of the conservation and enhancement of heritage assets and their settings. The Historic Environment and its Historic 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 heritage assets 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.”*

4.6 The Core Strategy, albeit adopted after the first NPPF (2012) makes no distinction between designated and non-designated heritage assets and seems to ignore the NPPF approach to relative value and proportionality.

National Planning Policy Framework (2021)

4.7 Importantly, the NPPF defines ‘Conservation (for heritage policy)’ as follows:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” (Annex 2: Glossary)

4.8 Paragraph 195 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

4.9 In determining applications, Paragraph 197, requires LPAs to 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.*

4.10 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. *“This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”* (Paragraph 199)

4.11 Paragraph 200 states that any harm to, or loss of, significance to a designated heritage asset, should require clear and convincing justification.

4.12 Paragraph 202 requires that in circumstances that would lead to less than substantial harm to a designated heritage asset, the harm

should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

- 4.13 LPAs should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably (Paragraph 206).

The Proposed Development

- 4.14 The proposed development comprises the following:

Erection of 39 residential units with access /parking and landscaping and associated works and the conversion and extension of farm outbuilding to residential unit and refurbishment / modernisation of Crow Trees Farmhouse, introduction of rooflights and a side window and extension of outbuilding to form garage.

Impact Assessment

- 4.15 The proposed development would have a direct impact on the Crow Trees Farmhouse (Grade II Listed) and the Chatburn Conservation Area and would also cause indirect impacts by virtue of change proposed within the setting of the identified heritage assets.

Crow Trees Farmhouse (Grade II Listed)

- 4.16 The farmhouse would be repaired, updated internally in respect to the kitchen and bathrooms, and maintained as a single dwelling house.
- 4.17 The proposals would retain the current floor plan of the house with little adaptation. To the ground floor, the only change to the floor plan would involve amalgamating the kitchen and dining room with the removal of the existing wall. However, the existing wall is a later partition that does not occupy the original alignment, with the original wall between the two rooms having been removed and replaced with a new partition that extends into the current dining room space. The position of the original wall would remain legible. A short section of a timber partition, which may have enclosed a hallway from the rear doorway, would be retained and incorporated into a cupboard.
- 4.18 En-suite bathrooms would be introduced to three of the bedrooms. However, the rooms do not incorporate detailing such as wall / ceiling cornicing, which would otherwise need to be considered in designing the proposed partitions, which would be reversible in the future. The overall room plan would not be harmed by the insertion of the bathrooms.
- 4.19 The later addition to the eastern elevation would be converted into gym / office. That space is currently in a dilapidated condition and would be repaired accordingly. The existing 'cheese press' would be retained in its current position and a first floor, accessed by a spiral staircase, would be formed across the northern side of the

space, thus retaining the double-height space above the cheese press.

- 4.20 Three conservation rooflights would be introduced to the rear pitch of the roof. The existing windows to the attic floor are placed very low within the elevation in respect to those spaces, essentially at floor level, and the proposed adaptation is sought to increase natural light within the attic rooms. The proposed rooflights would be flush with the roof surface and aligned with the window openings of the elevation. A new window opening is proposed to the south-western (side) elevation. The window would provide natural light into the existing enclosed staircase between the first and second floors. It would represent a minor change to the side elevation of the listed building, however this is a functional elevation, without any particular pattern of openings or detail and this minor change, including a traditional window frame, would have a neutral impact on the significance of the heritage asset.
- 4.21 The building would be repaired as necessary, including issues relating to damp penetration, and the eastern two-storey addition would be brought back into use after a long period of vacancy.
- 4.22 The ancillary stone curtilage structures would be retained, including the stone garden shelter to the southern boundary of the garden. The garage, to the south-eastern corner of the garden would be extended to provide a functional modern garage facility. The gable walls would be raised with matching stone, to raise the height of the space, while the roof would be clad in zinc and the extended walls clad in timber to express the new and original elements. The garage is accessed from a rear track, that

runs between the garden and fields to the south, and the proposed extension would not be particularly noticeable from the house.

- 4.23 The direct impacts on the listed building would therefore include a range of beneficial and neutral impacts on its significance. The proposed development is therefore considered to be in accordance with S. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.24 In respect to indirect impacts, the proposed dwellings in the fields to the south of the farmhouse would cause change within the setting of the farmhouse. The fields historically farmed in association with the house would be developed and the proposed houses would impact on views towards the house, particularly across the easternmost of the two fields. The proposed development would cause visual change, including diurnal change, and also introduce residential activity into the existing agricultural fields.
- 4.25 The hedge that separates the two fields, and incorporates a series of mature trees, would be largely maintained as part of the proposed development. That hedge line currently filters and obscures views towards the farmhouse from the western field.
- 4.26 The proposed development would preserve the immediate setting of the farmhouse, within its mature garden and as part of the cluster of buildings that are legible as the former farmstead despite the independent residential use of the former barn. The former dairy would be retained and re-used; however, the proposed extension would be screened from the farmhouse by the existing building. The former dairy would be converted to residential use;

however it would continue to make a positive contribution to the setting of the listed building. The curtilage buildings to the farmhouse would also be retained and re-used. The stone boundary walls to the garden would also be retained.

- 4.27 In this context, the proposed development of the fields to the south of the farmhouse is considered to represent a harmful impact on the setting and significance of the listed building. That harm is considered to be at the lower level of 'less than substantial harm' (NPPF paragraph 202).
- 4.28 Case law has determined that Section 66 of the 1990 Act requires the decision maker to give considerable importance and weight to the desirability to preserve the settings of listed buildings. However, case law has also confirmed that while the presumption to preserve is a strong one, it is not irrebuttable.
- 4.29 The grade II listed farmhouse would be repaired, particularly the eastern two-storey wing which remains in a poor condition, and would be brought back into the optimum viable use as a single dwelling house. Aspects of setting would also be preserved, particularly the intimate garden setting and the group value of the former farm outbuilding, which would be extended and converted to residential use.
- 4.30 Therefore, given the range of direct and indirect impacts, the overall impact on Crow Trees Farmhouse is considered to be neutral.
- 4.31 However, in the event that the LPA's own assessment concluded that the overall impact did not preserve the listed building, case

law has confirmed that a decision-maker that has followed the process set out in the NPPF, in respect to placing 'great weight' on the conservation of designated heritage assets, and weighing potential less than substantial harm against the public benefits of the proposed development, can properly discharge their statutory duty in relation to the Act. In this context the Planning Statement (Maybern Planning and Development) sets out the planning balance case.

Christ Church (Grade II Listed)

- 4.32 Christ Church is located approximately 350 metres north-east of Crow Trees Farmhouse. It is physically separated from the application site by the core of Chatburn village, with the townscape experienced in a shallow bowl created by the natural topography.
- 4.33 The Church has been considered for completeness. Its special architectural interest is best appreciated at close-quarters and only the spire is visible from the western part of the application site. Historic England advises that *"30. An assessment of the contribution to significance of a view does not depend alone on the significance of the heritage assets in the view but on the way the view allows that significance to be appreciated...."* (The Setting of Heritage Assets GPA Planning Note 3, 2017, Historic England). In this context the proposed development would have a neutral impact on the significance of the listed building.

Chatburn Conservation Area

- 4.34 The conservation area is designated across much of the early core of the village and extends eastwards, across the railway line, to include the properties that enclose Downham Road. It comprises a relatively complex townscape with a range of building types mainly from the C17th to the C19th.
- 4.35 The application site incorporates one of the C17th farms, highlighted in the summary of special interest. The proposed development would retain the character of the farmhouse, within its domestic curtilage. It would also bring forward proposals to convert and extend the Dairy, to the rear of the house, to form a further residential dwelling. The Dairy is not highlighted as a 'building of townscape merit' in the adopted Conservation Area Appraisal. However, it does make a positive contribution to the cluster of former agricultural buildings that remain legible as part of the Crow Trees farmstead. The front elevation of the Dairy, which is visible in an oblique, glimpsed view along the access lane into the farm, would remain largely unaltered. The proposed extension has been thoughtfully designed to sit below the ridge of the dairy, to enclose a small courtyard to the rear of the building. It would have a contemporary character but would use traditional materials, with timber and stone cladding, to make a positive new addition to the farmstead. The existing, more recent, barn to the south of the dairy would be extended to form a garage and workshop.
- 4.36 The proposals to extend and convert the Dairy would cause a slight change in the conservation area, but have been designed with care to become a positive addition to the conservation area.
- 4.37 The proposed dwellings within the agricultural fields would adopt a traditional form, with details such as chimney stacks. The restrained architectural style and use of local materials, including stone and render, would allow the scheme to sit comfortably within the setting of the conservation area.
- 4.38 The landform descends slightly between the site access and railway cutting. The proposed houses would site below the canopies of the mature trees to the south of the site and the longer views to the distant high ground of the valley side to the south of Chatburn.
- 4.39 The proposals are therefore considered to be in accordance with S. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Former Crow Trees Barn (HER Reference: PRN26222)

- 4.40 The proposed extension to the dairy, to the south of the former barn, would be largely screened by an existing building that is attached to the barn. The group value of the farmstead would not be harmed and the legibility of the former barn as a contemporary agricultural building that was once associated with the farmhouse would still be appreciated.
- 4.41 The proposed housing to the south of the cluster of former farm buildings would be largely screened from the former barn by the intervening buildings including the Dairy and the existing and proposed landscaping planting.
- 4.42 In this context the significance of the former barn would be conserved by the proposed development.

**The Bolton, Blackburn, Clitheroe and West Yorkshire
Railway (HER Reference: PRN10618)**

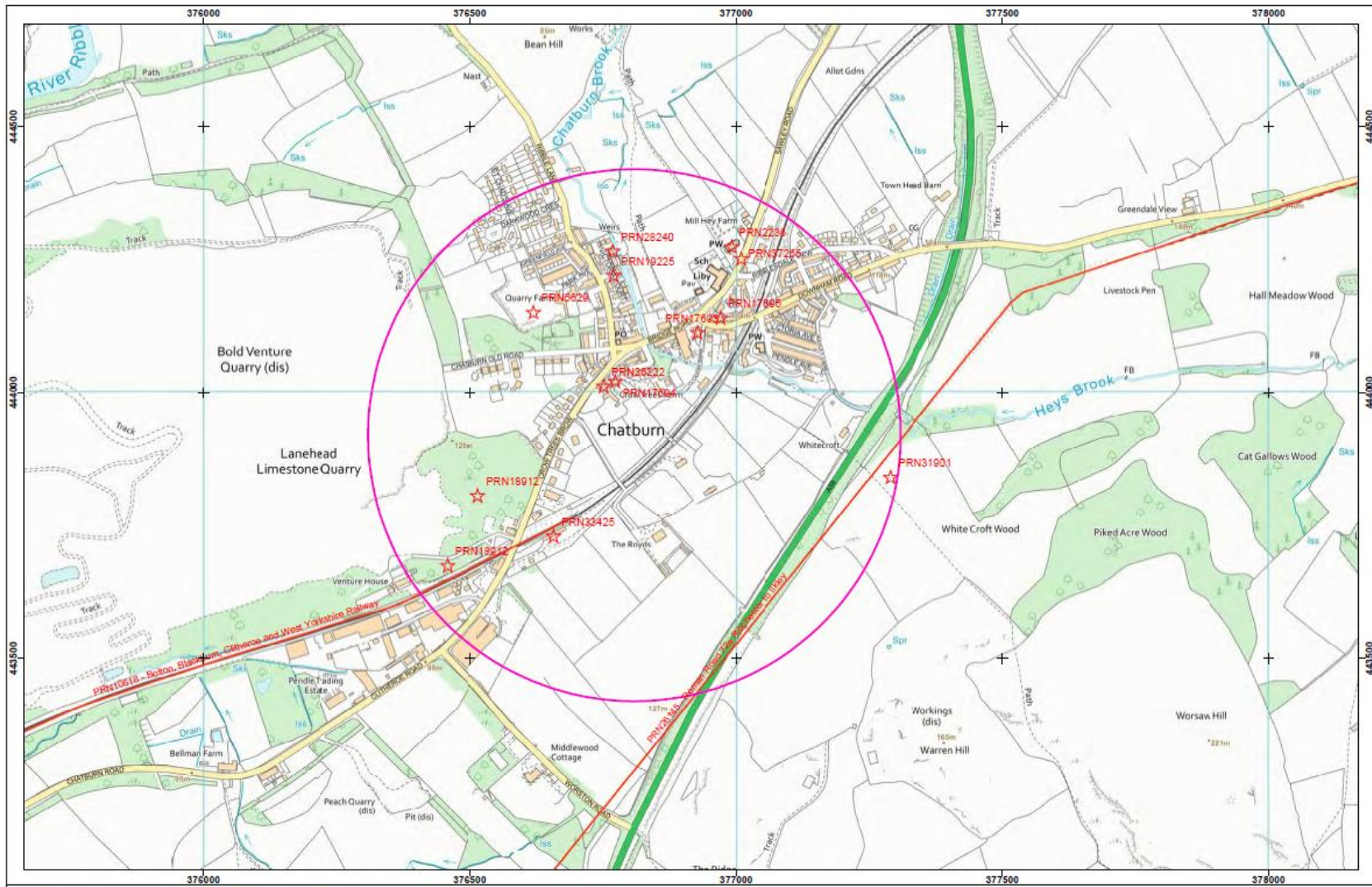
- 4.43 The railway line runs in a deep cutting to the south of the application site and the earlier phase of the railway identified on the HER is to the south-west of the application site. The proposed development would not impact on the ability to appreciate the engineering of the railway or its historic interest.

5.0 Conclusions

- 5.1 The application site incorporates the grade II listed Crow Trees Farmhouse, the adjoining former dairy building and two fields to the south of the former farmstead. The former Crow Trees Barn is occupied independently to the farmhouse and has been identified as a non-designated heritage asset. All of the former farm buildings, including the farmhouse, are located in the Chatburn Conservation Area. Two further heritage assets, comprising Christ Church (grade II listed) and the Bolton, Blackburn, Clitheroe and West Yorkshire Railway (non-designated heritage asset) have been included in this Heritage Statement for completeness.
- 5.2 The proposed development would require minimal adaptation to secure the beneficial repair and re-use of the farmhouse in the optimum viable use as a single dwelling. The immediate outbuildings that form part of the curtilage of the listed building would also be retained, including the garage, which would be extended and re-used.
- 5.3 The former dairy would be adapted and converted to residential use, with an extension in the rear courtyard, which has been designed with care. The former dairy would continue to make a positive contribution to the setting of the listed farmhouse and character and appearance of the conservation area.
- 5.4 The intimate, immediate setting of the listed farmhouse would be preserved. However, the two fields to the rear of the farm buildings would be developed, harming their contribution to the setting and significance of the listed building. The long-established field boundary would be retained and integrated into the scheme, however, views across the eastern field towards the farmhouse would be harmed by the development.
- 5.5 The overall impact on the significance of the listed farmhouse is considered to be neutral. However, if the LPA concludes that the proposed development would cause harm to the designated heritage asset, that harm should be weighed against the public benefits of the proposals while affording considerable importance and weight to the desirability of preserving the setting of the listed building.

Appendix 1

Historic Environment Record Monuments Location Plan



Lancashire Historic Environment Record

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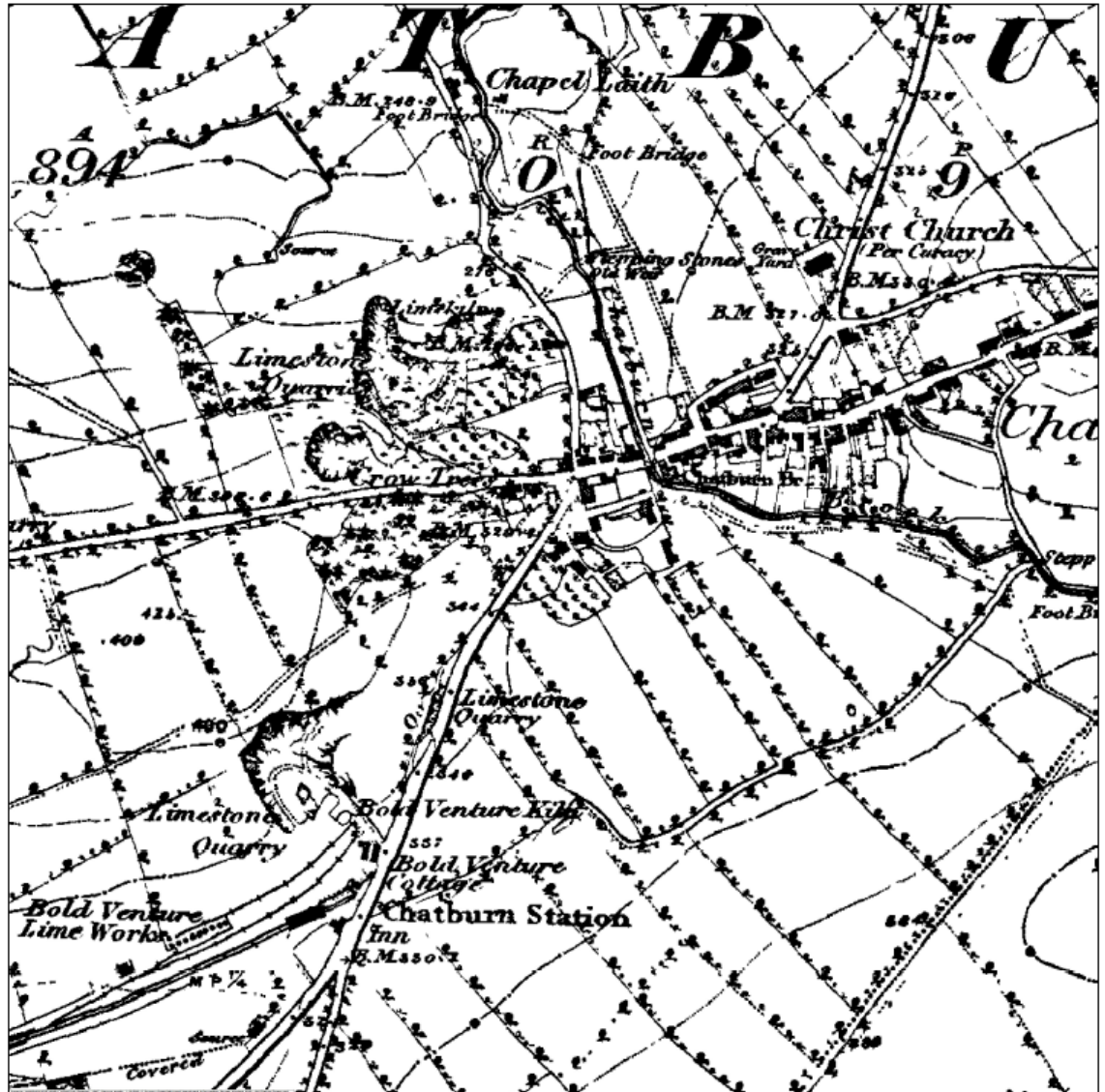
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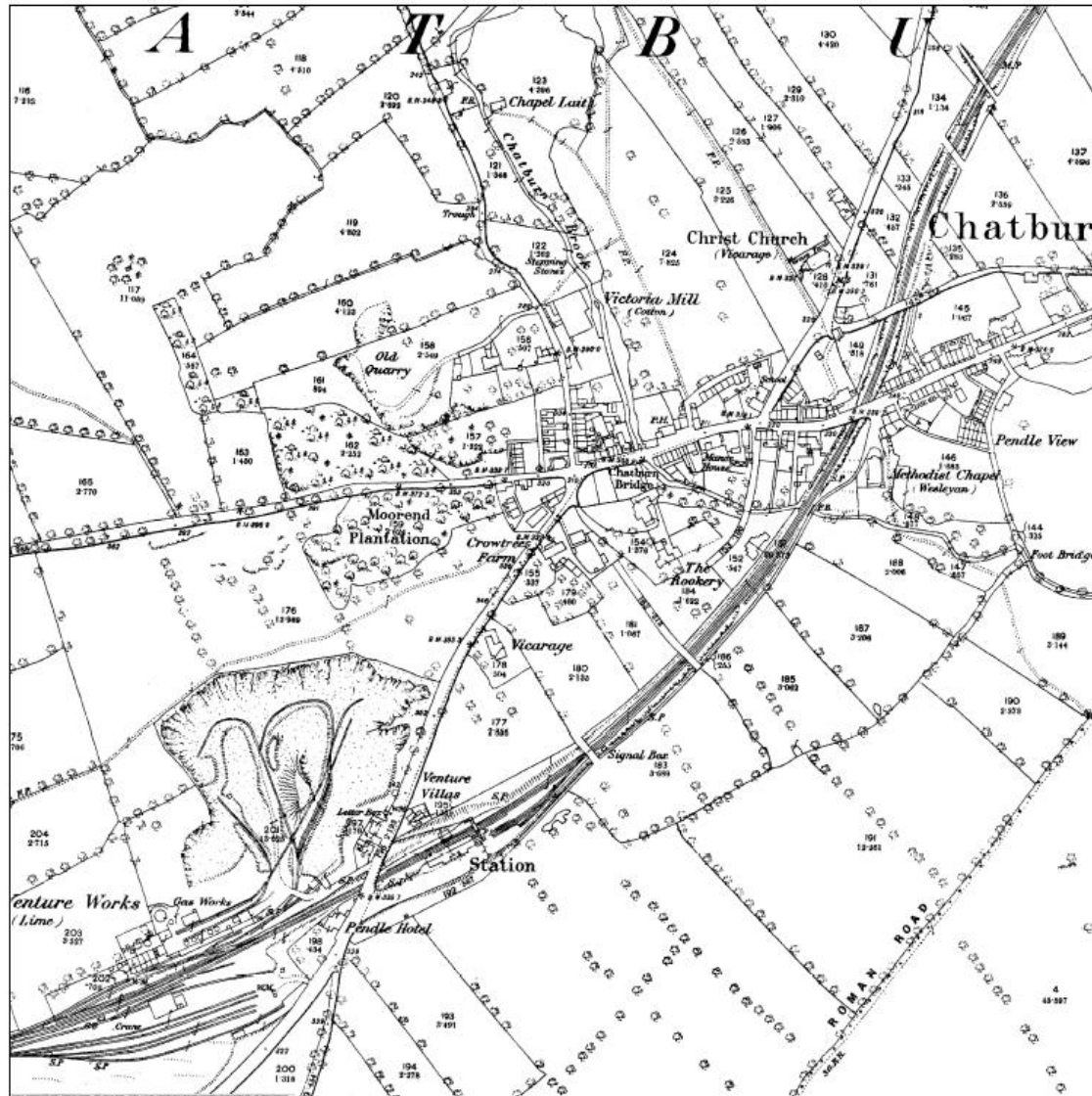
Appendix 2

Historic Ordnance Survey Maps



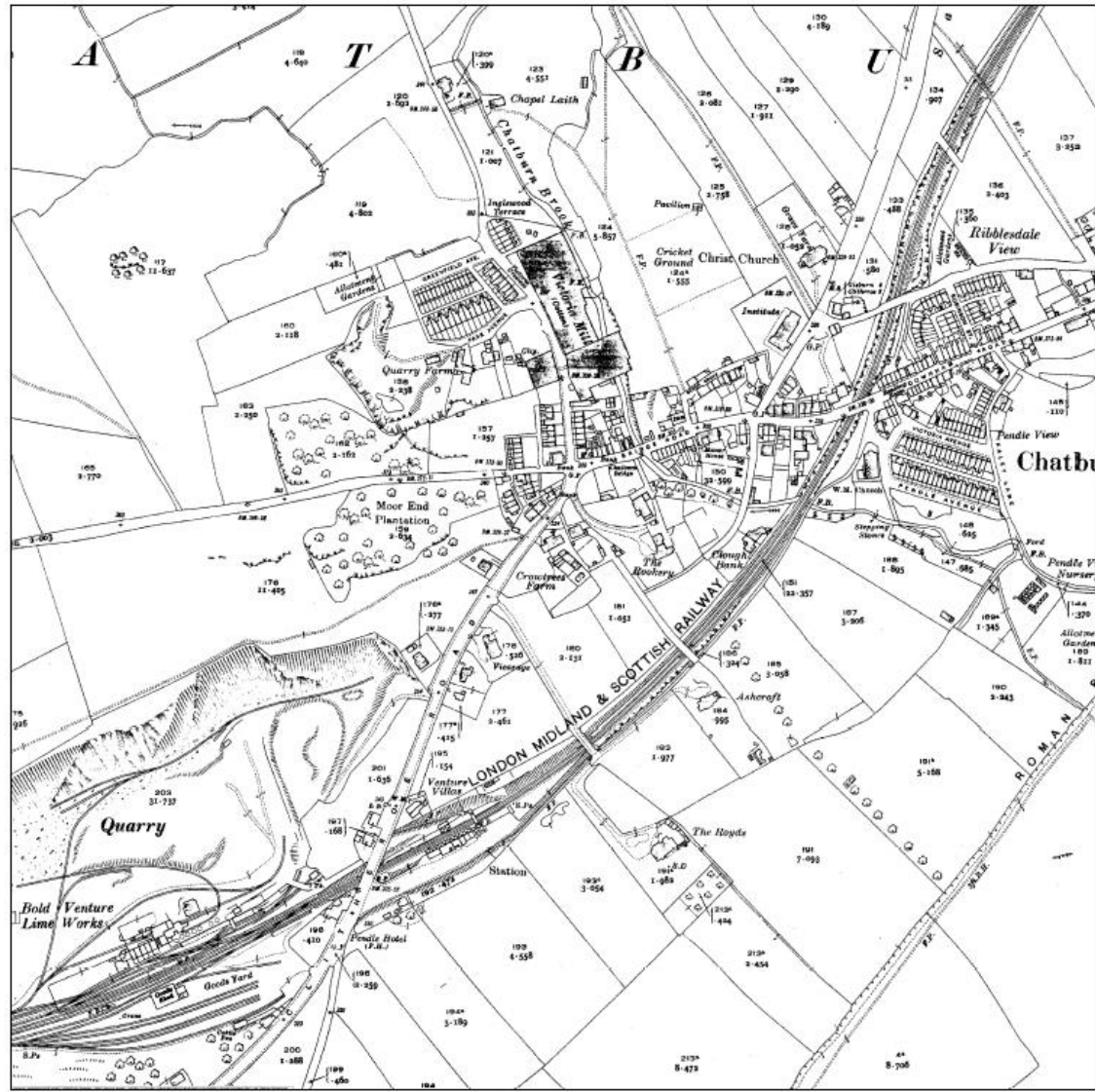
Landmark
INFORMATION GROUP

Landmark Historical Map
County: LANCASHIRE AND
FURNES
Published Date(s): 1847
Originally plotted at: 1:10,560



Landmark
 INFORMATION GROUP

Landmark Historical Map
 County: LANCASHIRE AND
 FURNESS
 Published Date(s): 1886
 Originally plotted at: 1:2,500



Landmark
 INFORMATION GROUP

Landmark Historical Map
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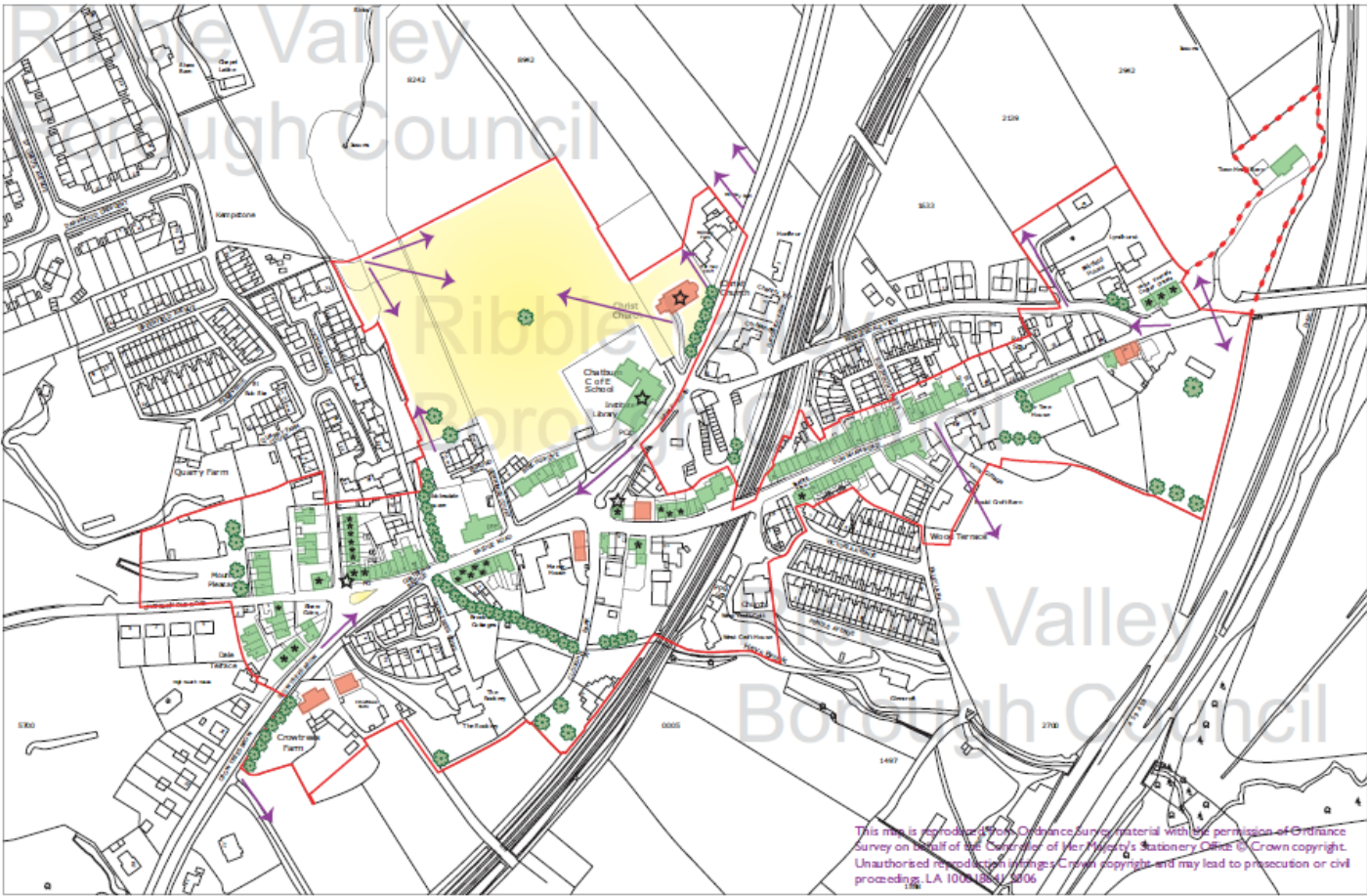


Landmark
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Landmark Historical Map
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




Appendix 3

Ribble Valley Borough Council Chatburn Conservation Area Map



Ribble Valley Borough Council
 Chatburn Conservation Area

Townscape Appraisal Map

-  Conservation area boundary
-  Proposed extension to conservation area boundary
-  Listed Buildings
-  Buildings of Townscape Merit
-  Significant open spaces
-  Proposed Article 4 Direction
-  Important trees
-  Important views
-  Focal buildings

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