

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED DEMOLITION OF SINGLE STOREY LEAN – TO EXTENSIONS AND DETACHED OUTBUILDING AND
ERECTION OF SINGLE STOREY EXTENSION

AT

CHERRY HALL

MAIN STREET

GRINDLETON

BB7 4QT

Project Ref: 6753

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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of an application for planning permission for the demolition of a single storey, stone-built outbuilding, and the construction of a two-storey side extension to the east side of the existing dwelling.

Cherry Hall appears to be a late 18th / early 19th century, three storey dwelling which has been extended in more recent times. It is located within the Grindleton Conservation Area, a designated heritage asset, as well as the Forest of Bowland Area of Outstanding Natural Beauty (AONB)

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 conservation area will be included to determine its significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the 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;

- 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

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)

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

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.

It should be noted that a desk based archaeological / historical assessment of the Cherry Hall Site was undertaken in July 2011 by Neil Archaeological Services. The report of which has been reviewed as part of the production of this document.

1.4 AUTHOR

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

1.5 ACKNOWLEDGEMENTS

We would Like to thank our client, Mr and Mrs Cherry for this commission.

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 northeast of the nearby town of Clitheroe.

Cherry Hall occupies a prominent roadside position on the east side of Main Street towards the north end of the village.

The earliest section of the building is built from solid stone walls of random rubble stonework, with dressed stone quoins. The roof is of gable form, with a natural slate roof covering. The verges are finished with stone copings and cyma reversa stone kneelers at the eaves. A lead lined stone gutter runs along the eaves to the front south facing roof slope, with a black uPVC gutter to the rear, mounted onto a timber fascia board. To the front elevation, each floor has a single window, all of which are centrally aligned. The windows are timber framed 'mock' sash windows with double glazing and each window has a plain, squared stone head, cill and pair of jambs. The front door is concealed by a modern uPVC entrance porch. The west facing gable end is plainer in its appearance and has two window openings at

ground floor level, to the rear of the elevation, in a similar fashion to those present to the front.

The rear elevation of the earliest phase of the building is now obscured by a later lean-to addition. A single window is present to the first floor, again like the other windows but its jambs are formed in stonework as opposed to a single piece of stone. A further lean-to adjoins to the east and runs along the length of the modern two-storey extension. The modern additions are of rendered masonry, with natural slate roof coverings. The window and door openings, including joinery, match those of the earliest phase of Cherry Hall.

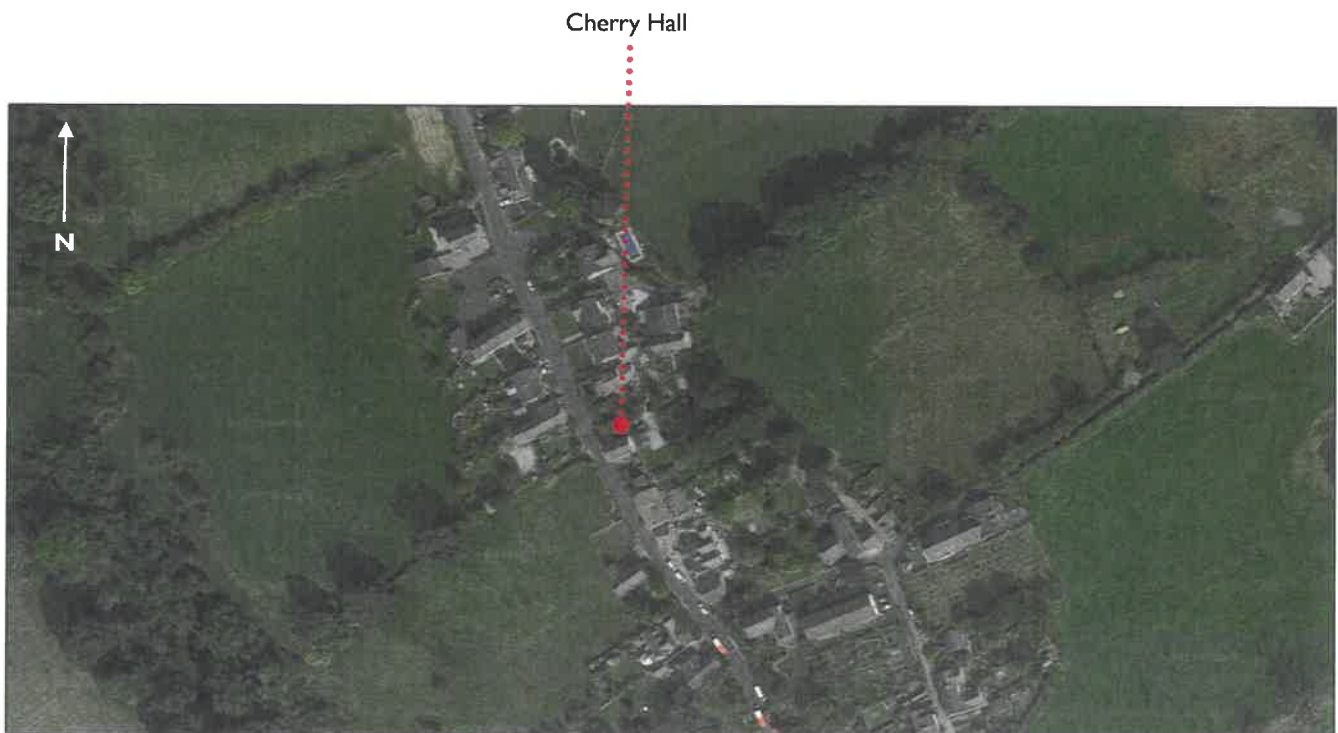


Fig 01: Plan Showing Location of Cherry Hall (Plan taken from Google Maps 2022 ©)

2.2 HERITAGE ASSET DESIGNATIONS

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. 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

The historical development of the village and the site of Cherry Hall is well documented in an Archaeological Desk Based Assessment⁷ undertaken in 2011 and the findings of the report have been summarised here.

The site of Cherry Hall appears to occupy the site of a former croft leading back from Main Street and first appears on a survey of lands belonging to Edward Parker dating from 1765 but the origins of the sites name are unknown. The report suggests that the earliest part of the current Cherry Hall replaced the building shown on the map of 1765. But it is the earliest phase of the current Cherry Hall that is shown on the Grindleton Tithe Map of 1848 (and apportionment of 1846), however the depiction of the building on the slightly later OS map of 1850 (surveyed in 1847) appears to be set further back from the road, however the accuracy of depiction on this series of OS mapping, particularly in relation to buildings and their positions was often unreliable.

Later OS mapping shows the site in a similar fashion as today, with no buildings occupying the site of the proposed development with the exception of the existing outbuilding.

2.4 PLANNING HISTORY

A search of the online Ribble Valley Borough Council Planning Application database has been undertaken and has yielded the following results;

Application Number: 3/2001/0015

Proposals: First floor extension above existing lounge to form bedroom and study. Alterations to lounge windows to form access to patio.

Decision: Approved with conditions

Date: 06.03.2021

Application Number: 3/2010/0002

Proposals: Proposed erection of 2no.affordable dwellings in the garden of the existing house, demolition of

outbuilding, re-aligning of vehicular access to Cherry Hall and removal of part of wall to site.

Decision: Refused

Date: 03.07.2010

Application Number: 3/2011/0095

Proposals: Re-submission of refused application 3/2010/0002P for two affordable dwellings in garden area of existing house, demolition of outbuilding, re-aligning of vehicular access to Cherry Hall and removal of part of wall to site.

Decision: Refused

Date: 24.11.2011

Application Number: 3/2013/0736

Proposals: Proposed erection of one dwelling house.

Decision: Withdrawn

Date: 16.12.2013

Application Number: 3/2013/1070

Proposals: Erection of one dwelling house.

Decision: Approved with conditions

Date: 14.02.2014

Application Number: 3/2016/1022

Proposals: Discharge of conditions 3 (tree protection), 4 (landscaping), 6 (sections), 9 (desk study) and 10 (construction management plan) from planning permission 3/2013/1070.

Decision: Approved with conditions

Date: 14.12.2016

Application Number: 3/2022/1181

Proposals: Proposed demolition of a single storey rear lean to extension, front porch and outbuilding.

Construction of a two storey side extension and associated external works.

Decision: Withdrawn

Date: 29.03.2023

Following the withdrawal of planning application Ref: 3/2022/1181 (above), discussions with the Planning Case Officer to develop the design have been positive. The proposed extension has been reduced in height to a single storey, using matching external materials as part of a more traditional design approach.

⁷ Neil, N.R.J, (2011) Cherry Hall, Main Streety Grindleton, - Heritage Statement and Desk-Based Archaeological / Historical Assessment. Available at:

https://webportal.ribblevalley.gov.uk/planx_downloads/13_0736_Heritage_Statement.pdf (Accessed on 16th December 2022)

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.”⁸ 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 the 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.

This assessment of significance has been informed by desk-based research and takes into consideration the significance of the conservation area well as the contribution made by its setting.

For each building, the following heritage interests have been described 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;

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.”⁹

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.”*¹⁰

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.”¹¹

3.2 ARCHAEOLOGICAL INTEREST

Grindleton is considered to be a typical linear village, with its principal street, Main Street, running north to south, with a secondary street, Back Lane, running parallel to it to the east. Liner crofts line Main Street and run back from it and are intersected by the Back Lane which would have provided access to the rear of the crofts. It is the linear layout of the village which suggests that it is a planned village, possibly dating from the Anglo-Saxon Period as the village is named in the Domesday book of 1086 suggesting the village predates the Norman Conquest. However other sources suggest that the village plan is no earlier than the late 12th century.

The built archaeology within the village consists largely of former weavers’ cottages some of which may date from the late Tudor period, however due to incremental modifications and improvements over time, many of these buildings now appear as though they could have been built any time up until the late 19th century. The village also has two public houses, both likely dating from the 18th century and are of a double pile plan form, however it cannot be said with certainty that the buildings weren’t purpose built public houses as opposed to having been converted from dwellings. A number of farmhouses and agricultural buildings are located within the village and are evidence of the past agricultural history and functions of the village.

⁸ National Planning Policy Framework (2019) 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)

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-12/12/12-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-12/12/12-statements-heritage-significance/> (Accessed on 16th September 2020)

¹¹ 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-12/12/12-statements-heritage-significance/> (Accessed on 16th September 2020)

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

The buildings within the conservation area are modest and conservative in their appearance and detailing, which is attractive in its own right. The extent of detailing is often no more elaborate than simple slabs of stone, however shaped door and window openings do exist to some of the later 19th century buildings. The majority of window openings are fairly large and rectangular in shape and are likely 19th century, however blocked up windows present in the window suggest buildings of earlier date. The majority of historic windows have been lost in the village and have been replaced with uPVC or modern timber.

The homogeneous use of building materials i.e. local gritstone for walling, roof coverings of stone or slate and stone for boundary walling again adds a further layer of attractiveness. There is also evidence of the use of render as an external wall finish, however the prevailing finish is of bare stonework, in some instances the stonework has been unsympathetically cleaned and repointed.

There is an abrupt definition between the village and the surrounding countryside which is comprised of a backdrop of gently rolling hills, forestry plantations and open fells to the north, which provide views southwards towards the River Ribble and Pendle Hill.

3.4 HISTORIC INTEREST

The conservation possesses illustrative historic value through the manner in which it evokes a sense of rural life and changes in vernacular building methods through the 17th, 18th and 19th centuries.

The village is known for the formation of the 'Grindletonians' which was a puritan sect formed in the early 17th century and is only one of two known non-conformist organisations which were named after the place of their formation as opposed to a particular leader or belief.

3.5 STATEMENT OF SIGNIFICANCE

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, which define its character. These are set amongst the medieval linear (possibly earlier) plan form of the village in which the layout of the former crofts remains legible.

Most 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 some 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.

SECTION 04

DEVELOPMENT PROPOSALS

4.1 USE

The proposed extension is continuation of the existing residential use of the building and site. The existing kitchen / dining area is to be relocated from the ground floor of the historic phase of the building into the proposed extension and will form part of an open plan living, kitchen and dining area. The kitchen is to be accompanied by a new utility / pantry and a WC.

The only proposed alteration to the first floor is to build up the existing window to the east gable of Bedroom 2. Render finish externally to match existing.

4.2 APPEARANCE

The proposed addition to Cherry Hall has adopted a traditional approach with a conventional form and materials to relate the old and new phases of the building. The additions follow the linear progression of the building (west to east), are subservient to the dwelling and its existing addition, through setting in the front and rear walls from the existing as well as lower eaves and ridge heights.

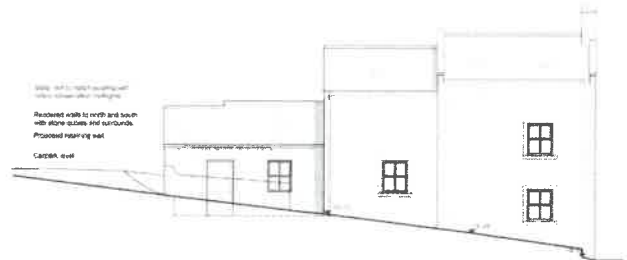
The proposed extension has adopted the use of traditional forms i.e. pitched roofs, with a traditional materials palette, including natural slate roofing, stone clad and rendered walls and stone quoins and surrounds.



PL01: Proposed south elevation



PL02: Proposed east elevation



PL03: Proposed north elevation

4.3 LANDSCAPING

The proposed landscaping is minimal and involves the construction of a new retaining wall to the north of the proposed extension as well as a further retaining wall to the south east corner which returns to a set of new steps and creates a new external patio area which is to be stone paved. The retaining wall to the south is to be topped with a 1.1m high timber fence as means of edge protection to prevent falling from height. New box hedging will be planted to the south east.

4.4 HIGHWAYS AND ACCESS

No works regarding existing highways and site access are proposed as existing arrangements are considered suitable. The existing off-road parking area will provide parking for 4no cars which exceeds the minimum of two spaces required for a three-bedroom dwelling.

4.5 FLOOD RISK

The application site is located in an area designated as flood Zone I meaning there is a low probability of flooding from rivers or the sea. As a result, a flood risk assessment will not be required as part of this application for planning permission.

4.6 TREES AND HEDGES

No existing trees or hedges of significance will be removed or harmed as part of the proposals. The existing shrubs / planting to the east of the dwelling are to be removed to facilitate the construction of the proposed extension, however these are not significant and are of negligible value with a negligible contribution to the character of the site and wider surroundings.

4.7 ECOLOGY

A bat survey has been submitted as part of this application, with regards to the demolition of the outbuilding, and the recommendations of the report will be taken into consideration and implemented either through the amendment of the design or through a suitably worded planning condition.

4.8 RESIDENTIAL AMENITY

The proposed extension to Cherry Hall will have no impact on the residential amenity of nearby residents given its proposed residential use and the orientation of Cherry Hall and nearby dwellings. The construction of the extension will not result in any adverse impacts or nuisances i.e. noise, dust, odours, or result in any loss of light or outlook or create any overbearing impact.

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

Cherry Hall is located within the defined boundary of the Grindleton Conservation Area. The conservation area was formerly designated as such on the 3rd October 1974 and also benefits from statutory protection within the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its 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 Governments 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 EN2: Landscape

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

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

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

Key Statement 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 DMG1: General Considerations

In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE /English Heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DMES, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

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

Amenity

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

Environment

1. Consider the environmental implications such as SSSIS county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives

sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.

3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

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

Other

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

Policy DMG2: Strategic Considerations

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

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

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

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

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

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

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

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.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character

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

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

2. Listed buildings and other buildings of significant heritage interest

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

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

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

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

4. Scheduled monuments and other archaeological remains

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

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

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

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

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

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

Policy DME2: Landscape and Townscape Protection

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

Policy DMH5: Residential and Curtilage Extensions

Proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependent relatives will also be subject to the following criteria:

1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.
2. The extension should generally speaking provide only a modest level of accommodation.

Proposals for the extension of curtilage will be approved if:

1. The site is within a settlement, or,
2. The site is on the edge of a settlement providing:
 - the new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.
 - the extension will not cause visual harm to the landscape. the extension improves the visual quality of the site.

Any existing nature conservation aspects of the existing structure should be properly surveyed and were judged to be significant preserved or, if this is not possible, then any loss adequately mitigated. Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy or for highway safety reasons.

Grindleton Conservation Area Appraisal (2005)

This documents, 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

Impact on the Grindleton Conservation Area:

Cherry Hall occupies a former croft leading back from Main Street, the boundaries of which will be preserved with no adverse impact on this important feature of the overall village plan form.

The appearance of the extension is modest and subservient and respects the existing hierarchy of the buildings on the site. The simple and restrained appearance does not compete with the imposing and dominant nature of Cherry Hall.

The traditional design approach and materials of the proposed addition to Cherry Hall will relate to the existing building and sit well within its wider context.

The site is located away from the historic core of the village and given the elevated position of Cherry Hall, the proposed addition will have limited visibility to the front from Main Street as it will be concealed by the existing building and site planting, therefore having no significant impact on the character and appearance of the conservation area. The extension will also not be visible from along the track to the rear of Cherry Hall as again it will largely be concealed by the existing building. When viewed from Back Lane to the east, the development proposals will be screened by existing mature trees and hedges, again reducing the visual impact on the character and appearance of the conservations area. The proposed addition will only be experienced from within the site of Cherry Hall itself.

The demolition of the proposed outbuilding will have a negligible impact on the significance of the conservation area as it does not contribute to its special interest and is currently not visible from within the public realm.

The demolition of the lean-to additions to the rear of Cherry Hall will go some way to restoring the earlier phase of the building to an earlier state of existence and will reduce the amount of massing and built forms on site.

Impact on non-scheduled below ground archaeological remains:

OS mapping for the site from the middle of the 19th century onwards shows that no historic structures have occupied the site of the development proposals (except for the existing outbuilding) and as such it is unlikely that any significant below ground archaeological remains, in relation to past structures, are unlikely to be encountered. However, the likely hood of encountering any other deposits which predate the mid-19th century are unknown.

6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways.

- Material samples, details and specifications should be submitted to the local planning authority to ensure compatibility within this historic context.

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

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.