

Heritage Statement

Temporary Marquee and Decking, Stanley House

The application seeks to extend the temporary planning permission for a Wedding Marquee and consent for temporary decking at Stanley House, Mellor.

Temporary planning permission (reference 3/2021/1285) was granted on 31st January 2022 for:

‘Retrospective temporary planning permission (2 years) for a wedding marquee on a site to the west of the main built form of Stanley House.’

The temporary consent expires on 30th June 2024.

The marquee was erected on-site in 2021 to allow the hotel business to remain operational during the upgrading and development of the wider site, which was approved by Ribble Valley Borough Council (ref: 3/2020/1059) in August 2021. The development description for the upgrade works is as follows:

‘New development (to replace approved but unbuilt development from 2009 planning consent) including New Spa and Leisure Complex, Banquet Hall, Extensions to Existing Hotel Entrance and Restaurant, New Bedroom Block, Extended Car Park, Amendment of Internal Access Road, Rerouting of Park of Public Right of Way and Enhancement of Existing Section of Right of Way, New Hard and Soft Landscaping and Tree Planting.’

Due to the continued impacts of the post-COVID recovery period, it has not proved possible to deliver the approved developments as quickly as had originally been planned. The applicant is committed to completing the approved upgrade works, however, this will not be possible ahead of the expiry of the temporary consent in June 2024. The approved upgrade will be implemented in a staged approach to include the development of the following:

- The bedrooms.
- The communal areas and spa.
- The banqueting centre.

A further temporary consent is sought for 3.5 years until the end of December 2027. For clarity, the banqueting centre when completed will replace the temporary marquee.

Stanley House is a Grade II* listed building situated in extensive grounds to the south of the A677, some 3 miles to the north west of Blackburn.

The extract below provides an overview of nearby heritage assets:

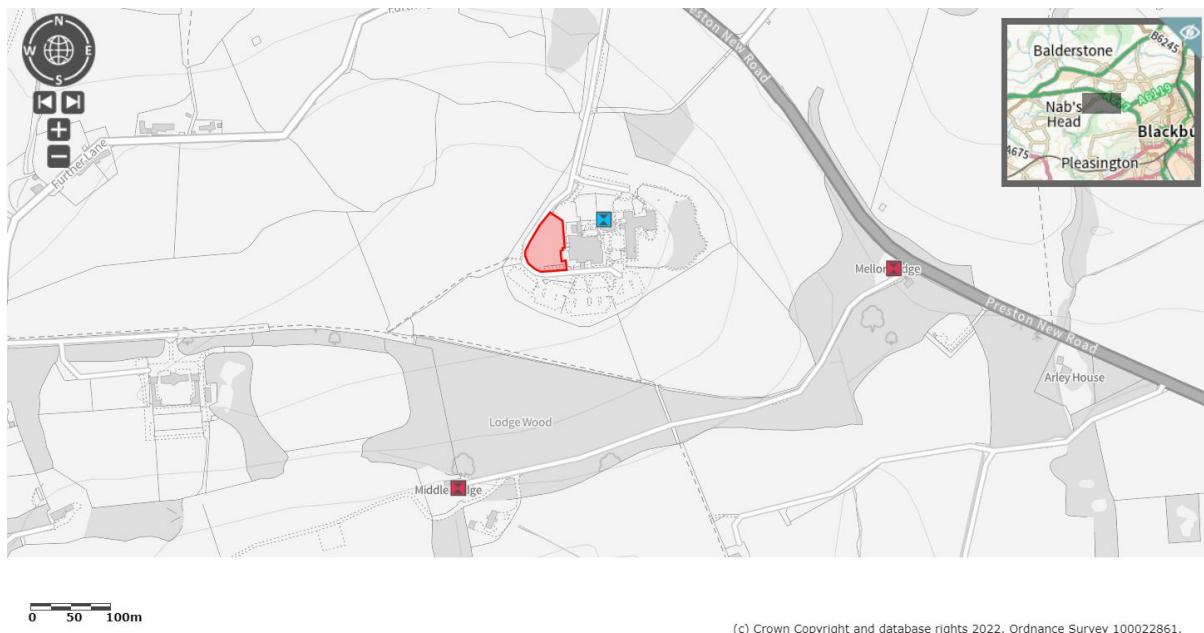


Figure 1: Magic Map extract showing nearby heritage assets. Proposed development site outline in red.

Planning policy position

Key Statement 5: Heritage Assets states that:

“Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.”

The marquee and decking would be a temporary structure for a period of 3.5 years, following which the structure would be removed from the site ensuring no long-term harm to the listed building at Stanley House. The marquee and decking are constructed of high-quality materials to complement the high quality of the existing development at Stanley House.

No heritage concerns were raised in relation to the previous temporary marquee application.

The marquee and decking are required to allow the business operation at Stanley House to continue as the approved extensions to the property are carried out. This will result in significant economic and social benefits to the site and the wider area that would outweigh any short-term harm.

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF.

With regard to ‘Conserving and Enhancing the Historic Environment,’ the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset’s significance provided.

The NPPF requires that an understanding of a heritage asset's significance must form the basis of determining applications.

Paragraphs 194 and 195 states:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
(emphasis added)

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

When determining applications relating to any heritage asset, NPPF Paragraph 197 requires that local authorities take into 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 the 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.

Regarding the significance of heritage assets and the acceptability of change to them, Paragraphs 199 and 200 now state:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites should be wholly exceptional.

The approved planning application to redevelop and extend Stanley House was supported by a Heritage Statement and was assessed by Ribble Valley Council and Historic England. In approving this scheme, the council confirmed that the public benefits of the proposed extension would outweigh any harm to the listed building.

In approving the application for the retention of the marquee it was recognised that whilst Stanley House is a Grade II* listed building, the marquee would be a temporary structure following which it would be removed from the site, ensuring no long-term harm to the listed building at Stanley House.

The marquee and decking are constructed of high-quality materials to complement the high quality of the existing development at Stanley House.

We note that Historic England was consulted as part of the previous temporary marquee application (reference 3/2021/1285) and confirmed that they 'do not wish to offer any comments'.

Given the proposed temporary nature of the development, the proposal will have no greater impact on surrounding heritage assets than the previously approved development which was considered acceptable in heritage terms.