

HERITAGE STATEMENT

PROPOSED SINGLE STOREY EXTENSION

AT

THE PRIORY

HELLIFIELD ROAD

GISBURN

LANCASHIRE

BB7 4HQ

NGR: SD 82999 48922



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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of applications for listed building consent and planning permission for the construction of a single storey extension to the west elevation of the building.

The Priory is a house of 19th century appearance and character however a physical assessment of the building suggests that it may have earlier origins. The building is grade II listed and is situated within the Gisburn Conservation Area.

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed building and conservation area will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

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

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

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

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- 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.
- Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide⁷
- Historic England (2017) The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3⁸

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

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

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

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)

⁷ Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide (Online) Available at <https://historicengland.org.uk/images-books/publications/dlsg-vernacular-houses/heag102-domestic1-vernacular-houses-lsg/> (accessed on 12th April 2023)

⁸ Historic England (2017) The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3 (Online) Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> (accessed on 18th April 2023)

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

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

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

I.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.

I.5 ACKNOWLEDGEMENTS

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

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

The Priory is a detached house standing in its own grounds and stands at NGR: SD 82999 48922, on the northern edge of the village of Gisburn in the Ribble Valley Borough of Lancashire. The building is access via a private driveway leading from the west side of Hellifield Road (A682), some 45m to the north of the Junction with Main Street (A59).

The building occupies a relatively large plot, of irregular shape and is sited off centre to the west. The private road is located to the south and provides access to the private driveway to the south east, which also leads to a stone-built outbuilding, recently used as a garage / store. Landscaped gardens surround the building to the north south and east, with mature trees and shrubs. A number of modern private dwellings are sited to the east, with the Church of St Mary, with churchyard present to the south. Open farmland is present to the north.



Fig 01: Plan Showing Location of The Priory (Plan taken from Google Maps 2023 ©)

2.2 BUILT FORM ANALYSIS

The Priory is a two storey, 'T' Shaped building, essentially a building of 'two parts' built from slobbered rubble stonework which has mostly been painted white whereas the west elevations have been rendered. The roofs are of hipped form with a natural slate roof covering in diminishing courses and overhanging eaves. Centrally to the south roof are three diagonal chimney stacks, with a further two diagonal stacks to the rear north elevation.

The building has a restrained gothic style evoked by several extant features including; pointed arches to the external doorways and to the ground floor windows to the south elevation, the hood-moulds to the first-floor windows, mullioned windows to the east elevation and the diagonal chimney stacks.

The window styles to the building vary in style and material, being a mixture of metal and timber and sash and casement. Most of the sash windows have glazing bars, which arch and intersect towards the top of the windows. The ground floor window to the west side of the east lounge is a later window opening, likely late 19th century, and has a timber sliding sash window, with a central vertical glazing bar to the top and bottom sashes, with sash horns and a plain stone head and cill. The window directly above to the rear bedroom also appears to be a later insertion, of a different style to the other first floor windows and lacking the stone jambs and hood mould to the head. The window flanking the existing kitchen external door to the east elevation is also a later insertion, with a modern timber side hung casement window.

The south wing would have served as the main living and sleeping quarters for the occupants of the house, whilst the north would have served as service rooms and servants' quarters. Formerly a kitchen, the ground floor north lounge, now lacks its staircase which provided direct access to the room above, likely to be servants living / sleeping quarters. The interior of the building has also been altered in order to provide internal access between the rooms to the north and south of the first floor through the introduction of a larger landing. This has been facilitated by reversing the direction of the staircase and the repositioning of the internal doorways to the south first floor bedrooms. The spaces now occupied by this extended landing and also the present bathroom is likely to have been a void space historically, with no internal access between the north and south wings at first floor level, in order to separate the occupants' sleeping quarters from the those of the servants. The bathroom use within the building is not original and an outhouse was once present to the north of the site. A number of 19th century plank and batten doors are present to the ground floor, along with some modern solid timber doors. The doors to the

first-floor date from the 1930's and is likely when the staircase and the first-floor changes occurred.

A number of fixtures and fittings have been removed from the building prior to its recent renovation and include the loss of the original staircases, fireplaces, and the loss of some joinery elements.



PL01: View of The Priory from the south west.



PL02: View of the Priory from the south.



PL03: View of The Priory from the south east.



PL04: View of The Priory from the east.



PL05: View of The Prior from the north east.



PL06: View of The Priory from the north west.



PL07: View of The Priory from the west.

2.3 HERITAGE ASSET DESIGNATIONS

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

The application site is within the defined boundary of the Gisburn 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.

2.4 HISTORICAL DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

Very little appears to be known of the history of The Priory as the history and development of the building does not appear to be well documented amongst published and unpublished documentary resources, although some references to the house have been found amongst local history publications. A physical inspection of the building has also been undertaken in order to determine the building historical development.

From this inspection, of the physical fabric, it appears that the dwelling may have once been two much smaller buildings, one being the south west unit and the second being the north unit but any potential former use is unknown. It could not be confirmed if these structures were originally single or double storey in height. The east wall of the south west unit appears to have once served as an external wall, with the south east unit having been added on later. When viewed from within the south east unit at ground floor level, the south wall of this later unit does not appear to be keyed in internally to the former east external wall of the south west unit. A building line can also be seen at this point to the external south elevation of the building also suggesting a later addition.

The east external wall to the internal ground floor hallway also appears to be a later addition. This particular wall is slenderer in thickness when compared to the surrounding masonry and on external inspection, the style of the masonry appears to be different in appearance than the adjacent masonry. This also likely to be said of the opposite wall to the west elevation.

The south wall of the north unit also appears to have once served as an external wall, given its thickness and the internal stone door surround to the ground floor door.

This being said, by the middle of the 19th century, the building was present in its current form albeit the original internal arrangement differs slightly from the present arrangement and this is shown on a drawing of the building dating from 1851. It is unknown if this is the time that the earlier structures were altered and enlarged to form the current house. The drawing shows the site plan, ground floor and first floor plans and the south and east elevations. No other elevations are shown and could be that the north and west elevations were considered secondary and of lesser interest to the south and east, both of which face into the public realm where as the north and west do not.

The plans show the plan form layout and a number of fixtures and fittings. Interestingly, the original staircase was entered from the north at ground floor level, as opposed to south as existing suggesting this has been altered and the former staircase which has now been removed is a later replacement. At this time, the north and south 'wings' of the building were not originally connected at first floor level. This suggests that their adjoining is a later alteration and it is likely that the staircase was altered in order to suit this as well as the doors into the first floor south east and south west rooms, both of which have been repositioned to suit the internal changes. It is thought that these changes occurred in the first half of the 20th century, probably around the 1930's.

No documents pertaining to any earlier structures occupying the site have been found as part of this investigation. Historical map evidence of the site has also yielded little useful information about the history and development of the site and building.



Fig 02: Photograph of the Priory likely dating from the early 20th century.



Fig 03: Photograph of the Priory likely dating from the early 20th century.



Fig 06: View of the east elevation.

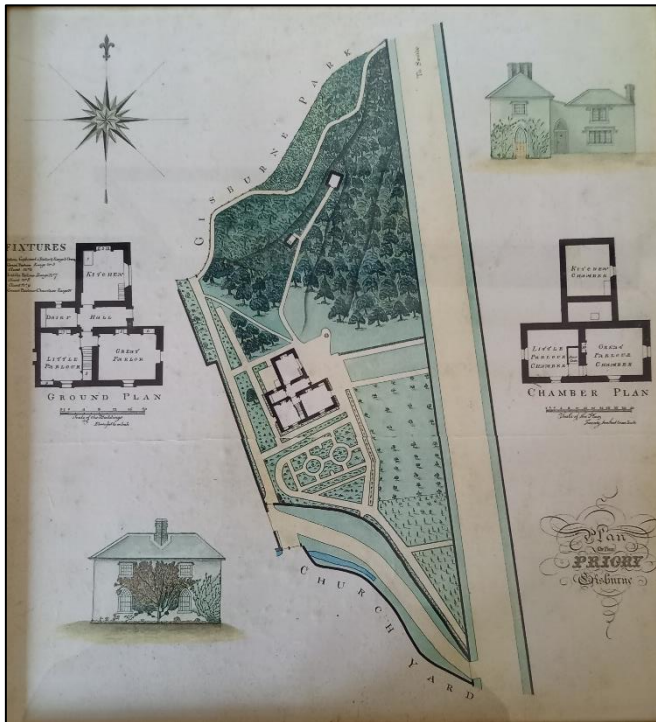


Fig 04: View of the 1851 drawing of the building.

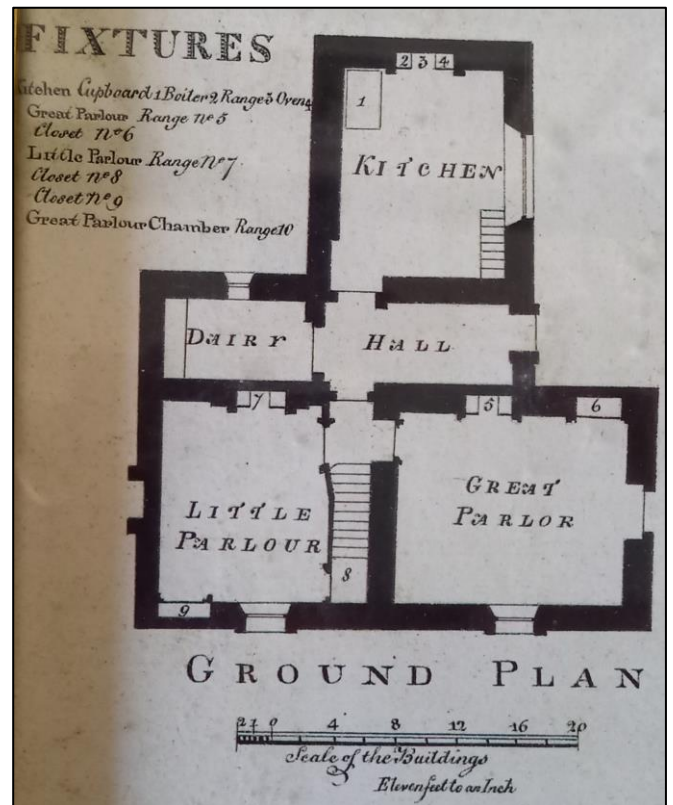


Fig 07: View of the ground floor plan.

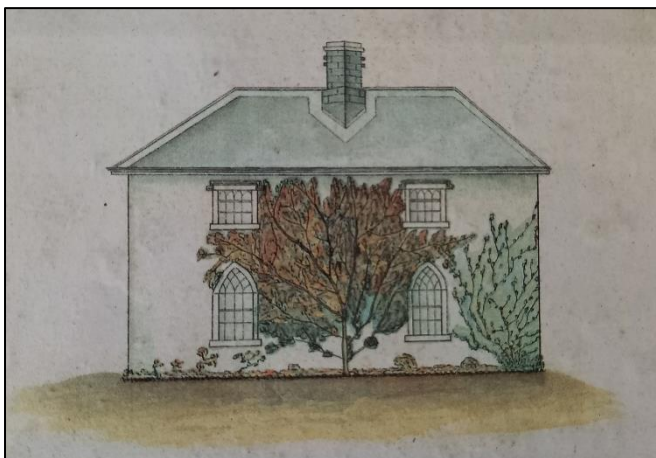


Fig 05: View of the south elevation.

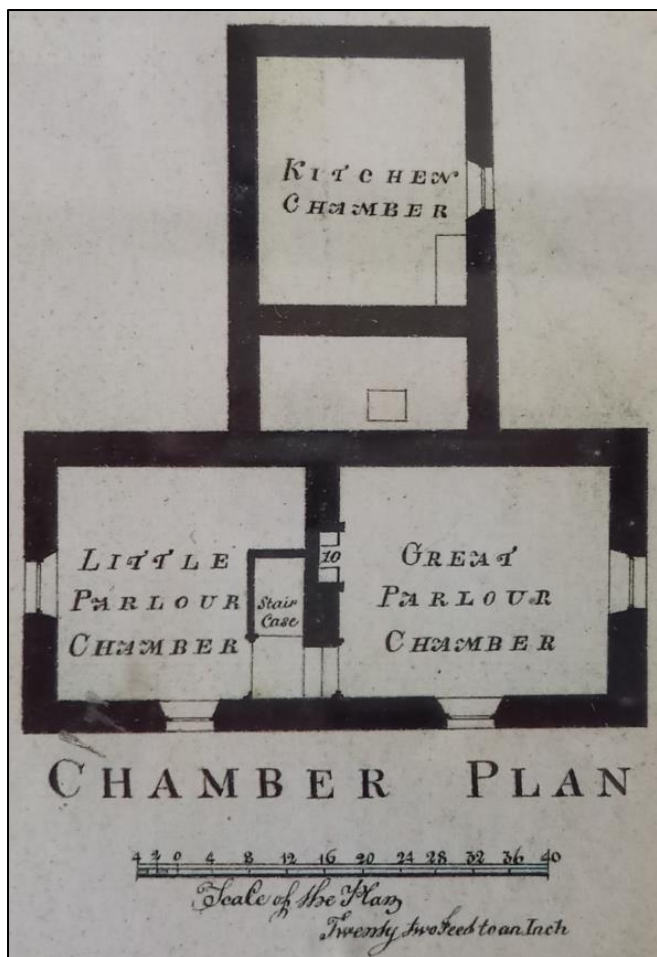


Fig 06: View of the first-floor plan.

2.5 PLANNING HISTORY AND CONTEXT

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

Application Number: 3//2016/0158

Proposals: Installation of new central heating system, boiler and 125mm flue projecting approximately 600mm above the slates.

Decision: Approved with Conditions

Date: 08.04.2016

Application Number: 3//2016/1076

Proposals: Listed Building Consent for rebuilding and repairs to existing chimney stacks. Re-roofing works and repairs to all roofs, with repairs to central valley/channel gutter. Replacement of existing rainwater goods with aluminium rainwater goods. Brick plinth to wall bases to be removed and external ground levels lowered below level of internal floors, with French drains installed to building perimeter. Repairs to external windows, doors and fascia boards. Replacement of existing roof window with new conservation roof window. Existing soil/waste pipes to be replaced with aluminium/cast iron pipes.

Decision: Approved with Conditions

Date: 15.12.2021

Application Number: 3//2021/1281

Listed Building Consent for the erection of single storey extension to north elevation. Alteration of existing lean-to and removal of existing render wall finish to the west elevation. Proposed internal alterations, underfloor heating, replacement of existing window to the west elevation of the proposed entrance hallway. Renewal of existing electrical, heating and plumbing installations. Internal re-plastering. Associated drainage works. Removal of foul drainage/waste pipes from the east elevation.

Decision: Listed Building Consent Refused

Date: 08.04.2022

Application Number: 3//2021/1282

Proposals: Proposed erection of single storey extension to north elevation. Alteration of existing lean-to and removal of existing render wall finish to the west elevation. Replacement of existing window to the west elevation of the proposed entrance hallway.

Decision: Planning Permission Refused

Date: 08.04.2022

Application Number: 3//2022/0071

Proposals: T1 Yew - crown reduce by 1.5m all round T2 Apple - crown reduce by 2.5m all round T3 Cherry - fell to allow development of holly and other Cherry trees T4 Cedar - reduce leaders by 2m

Decision: Approved No Conditions

Date: 01.03.2022

Application Number: 3//2022/0099

Proposals: Discharge of conditions 3 (materials) and 6 (rooflights) from planning permission 3/2021/1076

Decision: Approved with Conditions

Date: 17.03.2022

Application Number: 3//2022/0410

Proposals: Listed Building Consent for the removal of existing render wall finish to the west elevation.

Conversion of existing boiler room to form new WC and utility room. Proposed replacement of existing floor boards to the ground floor with new oak floor boards. Removal of radiators to the ground floor and installation of under-floor heating. Replacement of existing window to the west elevation of the proposed entrance hallway.

Renewal/upgrading of existing electrical, heating and plumbing installations. Internal re-plastering. Associated drainage works. Removal of foul drainage/waste pipes from the east elevation. Investigation into condition of existing timber joists to ground floor and removal of banked up earth below the suspended floors to the ground floor and installation of concrete bases below the level of the suspended floors to the ground floor.

Decision: Approved with Conditions

Date: 23.05.2022

Application Number: 3//2022/0557

Proposals: Discharge of conditions 3 (Method Statement) and 4 (Window Specifications) from Listed Building Consent 3/2022/0410.

Decision: Refused

Date: 17.10.2022

Application Number: 3//2022/0557

Proposals: Listed Building Consent for the amelioration of unauthorised works. Proposed internal alterations. Proposed internal and external repairs/works.

Decision: approved with conditions

Date: 23.01.2023

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.”⁹ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of both the farmhouse and barn 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 a physical inspection of the buildings and both archival and desk-based research. It takes into consideration the significance of both the farmhouse and barn as well as the contribution made by their 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.”¹⁰

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.”¹¹

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.”¹²

3.2 ARCHAEOLOGICAL INTEREST

The building serves as physical evidence of settlement on the site dating back to at least the mid-19th century. The building has been altered a number of times, both historically and more recently and it appears that the house was historically two separate buildings, which have subsequently been enlarged and adjoined to form the house. Further phases of alteration have been undertaken in the first half of the 20th century, with a number of works also having been undertaken more recently. However, it should be noted that the plan form of the building has been retained, although the plan form as it was in the mid-19th century has been slightly changed during the first half of the 19th century.

The archaeological interest of the building lies in its extant historic fabric, which is now largely restricted to its walls, roof and windows, with other isolated elements i.e., individual floor timbers and surviving doors. A number of unauthorised works were undertaken previously which resulted in the removal of plaster wall finishes, internal doors and frames, first floor structures, ceiling finishes and a number of structural interventions, all of which have impacted on the archaeological interest of the building.

⁹ 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)

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

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/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

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

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

The building is modest and appears to have been designed as two wings, the south wings as the general living and sleeping quarters and the north wings being for use as services rooms and servants' quarters. This has led to a somewhat unusual yet interesting architectural form with each wing having its own hipped roof over, each of which are at differing heights with the rear north roof being at lower level. The south elevation is symmetrical suggesting conscious design has been employed here, as this is the elevation which faces the access lane and church and was once the backdrop to a formal garden to the south of the building. However, this cannot be said of the other elevations which appear to be somewhat more piecemeal and lacking some coherence due to the obvious difference in roof heights and the differing window styles and sizes.

Due to the modest nature of the building, it has little embellishment externally. The diagonal chimney stacks are of interest as well as the existing windows and pattern of fenestration.

3.4 HISTORIC INTEREST

In terms of associative historic interest, the building is associated with its past occupants, however these have not been elucidated as part of this investigation. There is no known manifestation of these associations within the building fabric and as a result will not be harmed by future works to the building.

In terms of illustrative historic interest, the building is illustrative of a 19th century dwelling that likely belonged to someone higher up on the social scale and had the benefit of servants which is suggested by the historic plan form of the house.

3.5 STATEMENT OF SIGNIFICANCE

The grade II listed designation of the building suggests that it is a building of importance from a national perspective in terms of its architectural and historic interest. The building appears to be of mid-19th century origins with possibly earlier origins, and phases of later alterations.

The significance of the building is embodied within its extant historic fabric, plan form layout, remaining internal features, many of which have been lost and are now very limited. The visual appearance of the building also contributes to its significance given its unusual yet interesting form and its mixture of symmetrical and piecemeal elements. The contribution by the buildings

setting is limited as it is now reduced in size and the layout depicted on the plan of c.1851 has also been lost. The poor condition of the existing stone-built garage / store has had a negative impact on the setting of the listed building on account of its dilapidated condition and the severely overgrown climbing wall plants. However, the relationship with St Marys Church and churchyard also contributes to the setting of the building and its significance by virtue of its possible historical associations with the church.

SECTION 04

DEVELOPMENT PROPOSALS

4.1 SUMMARY OF PROPOSALS

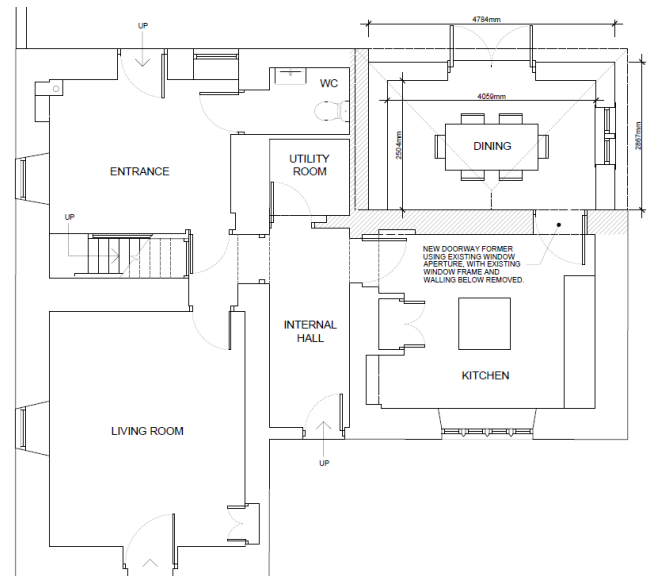
Previous proposals for a single storey extension were refused by Ribble Valley Borough Council in September 2023 for the following reason;

“The proposed extension, by virtue of its design, bulk, massing, symmetry and fenestration would have a harmful impact upon the character and appearance of the application property, a Grade II Listed Building, with the proposed extension reading as an incongruous and unsympathetic addition to the host property. As such, the proposal would fail to meet the requirements of Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 130, 199 and 202 of the National Planning Policy Framework.”

To address the above reasons for refusal the scheme has been modified in the following ways;

- The parapet roof to the previously refused design has been removed and changed to a hipped roof with traditional lead roof covering and wood core roll detailing. This will expose more of the first floor window than what was previously proposed.
- The external doors have been moved to the west elevation, with a small window now present to the north elevation.
- The extension has been set in from the north side where this was previously proposed as flush with the north wall.
- The south wall of the extension will now not be built off the existing wall to the lean-to structure but will be an entirely separate wall, therefore removing the need for underpinning.

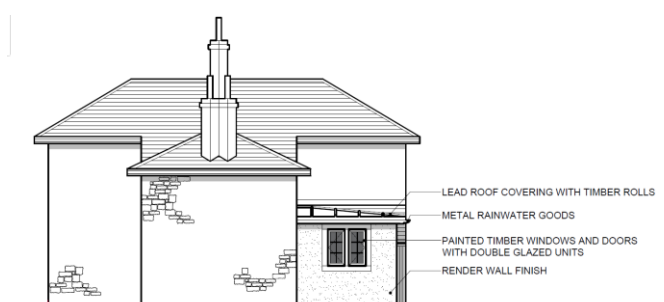
The development proposals are comprised of the construction of a single storey dining room extension to the west facing elevation. The extension is to be of masonry construction, with a matching render wall finish, and with a hipped roof with traditional lead roof covering wood core roll detailing. Windows and doors are to be in painted timber with glazing bars and double glazing. The roof to the lean-to is to be adapted and new channel gutter. A new internal wall opening is proposed to the west elevation wall of the kitchen to provide direct access into the proposed dining room. This will involve the removal of existing wall fabric and the installation of new structural support above.



PL07: Proposed Ground Floor Plan



PL08: Proposed West Elevation



PL09: Proposed North Elevation

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

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

Section 66 of the Act states that;

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

The building is also located within the defined boundary of the Gisburn Conservation Area. The conservation area was formerly designated as such in October 1974 and 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 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 DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

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

Amenity

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

Environment

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

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

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

Infrastructure

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

Other

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

Policy 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 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.

Gisburn 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 Gisburn Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area,

Gisburn Conservation Area Management Plan (2005)

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

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

Impact on the Listed Building:

To facilitate the construction of the proposed extension a new wall opening will be required through the existing west elevation will of the ground floor kitchen to provide internal access between the ground floor kitchen and the proposed dining room. Given the small amount of walling to be removed, this will have a negligible impact on the significance of the building and is in an area which is not visible from the public realm and conservation area. Consideration was given to converting the existing window opening into a door, however this would result in the loss of the window, its opening and would impact on the plan form of the building.

The appearance of the extension is modest, is subservient in size and is set back from the west side of the lean-to and respects the existing hierarchy of the buildings on the site. The simple and restrained appearance does not compete with the dominant nature of the listed building. The extension expresses modern needs and has been designed in modern architectural language so as not to detract from the historical provenance of the listed building and avoids confusion as to its origins, whilst adding a new layer to the historical development of the building. The extension is a creation of its time and is relevant to current architectural styles and trends rather than being an imitation of the past.

Impact on the Conservation Area:

The application site is set back from the main historic core of the village and conservation area and as the extension is located on the west side of the building, it will not be visible from within the conservation area from Hellifield Road or Main Street. Due to the arrangement of the dwellings and boundary treatments as well as tree planting, the extension will not be highly conspicuous from elements of the public realm, i.e. the access road and the church yard.

Impact on non-scheduled below ground archaeological remains:

Lancashire County Council Archaeology have previously visited site as part of a previous application for the site (application number 3/2022/0557). No evidence or disturbance of any earlier structures was noted following the undertaking of floor excavations to the ground floor of the building. It was recommended that no further archaeological response was justified.

Lancashire County Council Archaeology also stated that whilst the building is not of an early date, excavations are likely to have an impact on buried remains associated with the construction, use and alteration of the building. However, they confirmed that any such deposits are unlikely to be informative and would be of low to negligible significance, with no merit in any formal archaeological response.

6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways;

- Material samples and specifications should be submitted to the local planning authority to ensure compatibility within this historic context.
- Where significant intervention is proposed i.e., repair, replacement, or introduction of building elements, detailed method statements, details and specifications can be submitted to and agreed with the planning officer prior to commencement by way of a planning condition. This could include; the formation of new wall openings, door and window details, details of new roof structures and / or coverings and details of proposed internal alterations.

Consultation with statutory consultees as part of the planning and listed building consent 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

THE PRIORY: LIST ENTRY

House, early C19th. Slobbered rubble with hipped slate roof overhanging at eaves. 2 storeys. Windows sashed with glazing bars which intersect at their heads. The plain stone surrounds have pointed heads on the ground floor and hoods on the 1st floor. The central chimney has 3 diagonal caps. The east wall is of one bay and has a 1st floor window similar to those to the south. The door below on the ground floor has a plain stone surround with pointed head. On the north side, against part of the rear wall, is an outshut. In its east wall it has a door with plain stone surround having a pointed head above a flat lintel. The space between the lintel and the arch is glazed with intersecting glazing bars. Adjoining the outshut at the north is a wing with separate hipped roof. It is of one bay towards the east and has mullioned windows with elliptical heads to the lights, and hoods. The ground floor one is of 4 lights, the 1st floor one of 2 lights. On the north side is a chimney with 2 diagonal caps.

APPENDIX B

GISBURN CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

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

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
- Its medieval church and churchyard;
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;
- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls.