

5 The Dene, Hurst Green, Clitheroe, Lancashire BB7 9QF

Full planning application for the erection of a two-storey rear extension, decking area and driveway and retrospective clearance of vegetation.

HERITAGE STATEMENT
February 2024



REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Reilly Developments Ltd ('The Applicant') to progress a full application for the erection of a two-storey extension, decking area and driveway and the retrospective clearance of vegetation ('The Proposal') at 5 The Dene, Hurst Green, Clitheroe, Lancashire, BB7 9QF ('The Application Site'). The planning application is made to Ribble Valley Borough Council ('The Local Planning Authority').
- 1.2. It is pertinent to mention that the proposed development is for a two-storey extension of an existing property as well as the construction of a decking area and driveway and therefore the proposed development is unlikely to have significant impacts on heritage assets. [REDACTED]
- 1.3. This Heritage Statement will demonstrate that the proposals accord with the provisions of the relevant policy [REDACTED] Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. It should be read alongside the detailed Planning Statement, which accompanies the planning application.



/2 SITE DESCRIPTION

- 2.1 The application site is situated to the south of The Dene, located in Hurst Green and lies within the designated Area of Outstanding Natural Beauty. The site includes an existing residential property, known as 5 The Dene, a front garden area which wraps around to the rear, a garage and a wooden outbuilding. As can be seen below in Figure 1:



Figure 1: Image of 5 The Dene

- 2.2 Several cottages and other residential properties are present along The Dene within close proximity to the application site as shown by Figure 2 below.



Figure 2: Streetscene Image of The Dene



- 2.3 A Location Plan is submitted in support of this planning application. However, the site in relation to its surrounding context can be seen in Figure 3 below, as denoted by the red arrow.



Figure 3: Site within its wider context (Source: Google Earth)

- 2.4 The application has been submitted alongside detailed plans and a Planning Statement which sets out the extent of the proposal. Whilst it is not necessary to repeat all the detail in this statement, the Planning Statement confirms how the proposed erection of a two-storey rear extension, decking area and driveway will be achieved by undertaking minor alterations to the external elevations of the building as well as associated landscaping.
- 2.5 The site is not a listed building; however, it lies in proximity to a number of Listed Heritage Assets. Approximately 60m due south of the site lies '9, The Dene, Hurst Green' (List Entry: 1308781) which is Grade II Listed, and is shown in Figure 4 below. The list entry explains that the dwelling is a 17th Century cottage with the design described below:

"House, probably c.1700. Sandstone rubble with modern tile roof. 2 storeys. South wall has chamfered mullioned windows. To the left of the door are 2 of 3 lights, with a chamfered surround to the right of the door with one central mullion remaining. On the 1st floor a surround to a former 3-light window remains at the left. Towards the centre is a former 4-light window with one light blocked. At the right is a former 3-light window with one mullion remaining, the left-hand light having small diamond-leaded panes. The door has a plain stone surround. The north wall, facing The Dene, has openings with plain reveals. The end stacks have brick caps."



Figure 4: 9 The Dene, Hurst Green (Source: Google Streetview)

- 2.6 Grade II listed 'Bayley Arms' (List Entry: 1362234) lies to the north of the site, as shown in Figure 5 below. The list entry explains that the building is designated for the following reasons: *"Public house, early C19th. Furrowed sandstone ashlar with slate roof. 2 storeys. The central 2-bay portion projects, with end stacks, furrowed quoins and a cyma-moulded stone cornice gutter. The windows are sashed with plain stone surrounds, the central door also having a plain stone surround. Adjoining to the right(south) is one bay of squared coursed sandstone, probably an addition, with plain stone surrounds to sashed windows and a gable stack. Adjoining to the left is a former barn with a blocked doorway with plain stone surround. Adjoining to the right(south) is one bay of squared coursed sandstone, probably an addition, with plain stone surrounds to sashed windows and a gable stack. Adjoining to the left is a former barn with a blocked doorway with plain stone surround, now a window, at the left. At the right is a wide entrance now containing a smaller doorway, with an elliptical arch with punched voussoirs. Above is a sashed window with plain stone surround."*



Fig [REDACTED] tview image of 'The Bayley Arms' (Source: Google Streetview)

- 2.7 [REDACTED]
- Additionally, the application site is located in the Conservation Area of Hurst Green. Hurst Green is categorised by various listed buildings as well as non-listed buildings of architectural and historic significance. Therefore, any development in the conservation area has to adhere to the relevant heritage policies.



/3 ASSESSMENT OF SIGNIFICANCE

- 3.1 A search of the statutory list provided by Historic England was undertaken and it was found that the application site is neither listed nor is it a scheduled monument. However, the existing dwelling on site is considered to be of Townscape Merit as per the conservation area appraisal.
- 3.2 The Dene is categorised by ribbon residential development. Properties are of varying sizes, garden lengths and some contain existing extensions and driveways.
- 3.3 At present, the site features a conservatory to the rear, which does not match the materials of the dwelling nor the surrounding dwellings in the area. The conservatory is visible from the Dene and is thought to detract from the character of the conservation area and the proposed development will likely result in improvements on the character associated with the site.
- 3.4 On that basis, it is considered that the proposed development will be an improvement over and above what is currently on site and the extension will be built to integrate better with the existing dwelling by using local materials.



/4 PLANNING POLICY

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

- 4.2 The Development Plan for the site comprises the Ribble Valley Borough Council Adopted Core Strategy (Adopted December 2014). Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and any local supplementary planning guidance documents considered relevant, which are considered below.

Core Strategy (Adopted 2014)

- 4.3 The Ribble Valley Borough Council Core Strategy was adopted in December 2014 and therefore can broadly be regarded as containing relevant and up to date policies in the consideration of this application.
- 4.4 An extract from the Districtwide Local Plan Map is provided at Figure 2 below. As can be seen from this map, the site falls within the ENV1 'Area of Outstanding Natural Beauty' policy of the proposals map. The site also falls within the Hurst Green Conservation Area and is regarded as being a building of Townscape Merit.
- 4.5 The relevant policies of the Core Strategy relating to the consideration of heritage impacts are detailed below:
- 4.6 **Key Statement EN5: Heritage Assets** shows that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. This includes considering any development proposals which may impact on a heritage asset or their setting.



- 4.7 **Policy DME2: Landscape and Townscape Protection** specifies that developments will be refused if they harm important landscape or landscape features such as traditional stone walls, ponds, woodlands, copses, hedgerows etc.

National Planning Policy Framework (2023)

- 4.8 The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF sets out Government planning policies for England and how these are expected to be applied.
- 4.9 **Section 16** (Conserving and enhancing the historic environment) of the NPPF considers heritage planning and identifies the following key drivers in the decision-making process (**Paragraph 196**):
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 4.10 The NPPF unifies the overall approach to planning, to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF. In the context of heritage assets, this relies on maintaining active use (long-term) in a manner that seeks to limit potential harm to significance.
- 4.11 **Paragraph 205** of the NPPF states:

"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.”

4.12 **Paragraph 207** of the NPPF states:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use."*

4.13 **Paragraph 208** of the NPPF states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."



/5 HERITAGE ASSESSMENT

- 5.1 The application site comprises 5 The Dene, which is located within the Hurst Green Conservation Area and the AONB.
- 5.2 The existing dwelling on site is not a listed building, but it is considered to be of townscape merit. As mentioned previously, the property has a conservatory to the rear which is comprised of white uPVC and polycarbonate roof panels. It is considered that the proposed extension will be built in a manner that better aligns with the character of the AONB and Hurst Green Conservation Area, as it will use similar materials found in the area rather than the more modern materials currently used for the conservatory. The proposal is expected to provide an improvement when compared to the existing structure. Additionally, the decking area will use natural materials to maintain harmony with the rural character of the area and will be largely representative of other dwellings within the area.
- 5.3 The extension has also been carefully designed to reflect other extensions in the area which have been approved and have been considered to respect and enhance the character of the Conservation Area and the AONB.
- 5.4 Due to the minor nature of the proposal, there would be no harm on the character of the Conservation Area through the introduction of an extension, new decking and the driveway given this is very typical of residential properties and other properties in the immediate vicinity.
- 5.5 Overall, the proposed development is deemed to promote good design, that will protect the significance of the wider setting. The building will result in an improvement compared to the existing structure; thus, contributing to the local character and distinctiveness. Any perceived harm that results from the proposed alterations is demonstrably outweighed by the benefits to the wider area.
- 5.6 On that basis, the proposed development is ultimately consistent with Section 16 of the NPPF and adopted Policies EN2, EN5 and DME2. Planning permission should therefore be granted without delay.



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