

# 6b The Dene, Hurst Green, Clitheroe, Lancashire BB7 9QF

Full planning application for the erection of an extension to the north of the property, replacement of existing conservatory and modification to existing window openings.

**HERITAGE STATEMENT**  
June 2024



# REPORT CONTROL

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<b>Project</b>	6b The Dene, Hurst Green, Clitheroe, BB7 9QF
<b>Client</b>	Reilly Developments Ltd
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## **/1 INTRODUCTION**

- 1.1. PWA Planning is retained by Reilly Developments Ltd ('The Applicant') full application for the erection of a single storey extension off the northern gable end, demolition of existing conservatory and store and replacement with new extension on the same footprint and minor reconfiguration of existing openings ('The Proposal') at 6b 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 relates to a property of no heritage value and constitutes minor alterations and reconfiguration, therefore the proposed development is unlikely to have significant impacts on heritage assets.
- 1.3. This Heritage Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the 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 north 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 6b The Dene, which is a detached bungalow. The site in relation to its surrounding context can be seen in Figure 1 below, as denoted by the red arrow.



**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 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 single storey side extension, replacement of existing conservatory with extension and reconfiguration of existing openings will be achieved by undertaking alterations to the external elevations of the building as well as associated landscaping.
- 2.4 The site is not a listed building; however, it lies in proximity to a number of Listed Heritage Assets. Grade II listed 'Bayley Arms' (List Entry: 1362234) lies to the north of the site, as shown in Figure 3 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."*



**Figure 3:** Streetview image of 'The Bayley Arms' (Source: Google Streetview)





- 2.5 Approximately 160m 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-lead 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 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.
- 3.2 The Dene is categorised by ribbon residential development. Properties are of varying sizes, garden lengths and some contain existing extensions and driveways. The property itself is not considered to be a designated heritage asset, with its architectural attributes being fairly modern and not similar to the historical buildings in the surrounding area.
- 3.3 At present, the site features a conservatory and store to the north of the dwelling. The property itself is not visible from the Dene and it is not expected that the works proposed materially alter the way in which the dwelling is appreciated and equally in every aspect represent subservient and minor alterations/additions.
- 3.4 Additionally, the proposal includes the usage of materials and features that mirror the existing dwelling and as such, is not expected to cause harm to the visual amenity of the area.
- 3.5 On that basis, it is considered that the proposed development will improve the existing conservatory and create a more permanent space as well as creating minor alterations which will help improve the functionality of the property. Additionally, the extensions and alterations will not be seen from The Dene and is therefore not expected to negatively impact the character of the conservation area.





## **/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 to the proposal, 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 6b 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 as the architectural attributes of the property are fairly modern and not similar to the historical buildings in its vicinity. As mentioned previously, the property is a detached bungalow which has a conservatory and store to the north and is largely not visible from The Dene. The proposal involves the replacement of the existing extension and store with a more permanent extension which will be to the same scale. The extension would occupy the same footprint, though be marginally set back from the rear elevation to ensure its subservient. It would have a flat roof, no taller than the conservatory and as with the northern extension would be finished to match the existing dwelling.
- 5.3 Additionally, the single storey side extension that is proposed to the northern gable end is a relatively small extension that will be finished to match the existing dwelling. The extension will not sit higher than the existing ridge and will still retain a suitable stand off from the boundary of the curtilage. Whilst the reconfiguration of the existing openings will involve the addition of windows to serve the main bedrooms. On the southern elevation the ground floor window is to be removed and the windows associated with the conservatory at lower ground level will also be replaced with those forming part of the extension. On the western elevation a second lower ground floor window is to be added to increase the level of natural light, though existing window at the same level on the northern elevation will also be removed.
- 5.4 As the existing property has architectural attributes that are considered to be modern and not similar to the historical buildings in the surrounding area, it is not expected that the extension and other alterations will negatively impact the character of the area, given they don't impact the character of the property.
- 5.5 Overall, there would be no harm on the character of the conservation area through the introduction of the works given that the property is considered to have at best a neutral contribution to the conservation area and is sited in a location that is not visible from the Dene.



- 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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