



Mr Ben Taylor
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Direct Dial: 07502799050

Our ref: P01583286

22 October 2024

Dear Mr Taylor

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**AVENUE FARM, AVENUE ROAD, HURST GREEN, BB7 9QB
Application No. 3/2024/0745**

Thank you for your letter of 2 October 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The red line boundary of the application cuts into the area of the Grade II* Registered Park and Garden (RPG) of Stonyhurst College. The land where the development takes place lies just outside the RPG at its southeastern corner, west from Avenue Road, which is the principal entrance to the site from Hurst Green. This formal, almost ceremonial, route then leads to a dramatic approach route to the College from the west, along a nearly one-kilometre-long straight line called the Avenue. The designed landscape around Stonyhurst College has exceptionally high significance due to it being a very well preserved example of late 17th and early 18th century landscape design, displaying French and Dutch influences from the peak of the period of Baroque landscape design. The long Avenue and the approach from Hurst Green originate from this period.

The heritage assessment by Stephen Haigh, dated 3 May 2024, acknowledged that a "replacement dwelling of a different size ... might affect the setting of one or more of [the designated heritage assets in the vicinity]" (section 8.2). The planning application proposes the replacement of the current structures with new buildings. We note that the new principal building on the site would be around 3 meters higher than the existing one, deduced from data provided for the new ground floor and first floor levels, but there is no detailed information on the new overall height in the application documents. The canopies of the trees at the western edge of the registered area of the designed landscape are likely to screen the new building, and so the new construction would not



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have a negative impact on the GII* RPG. Also, there is no suggestion that the approach way from Avenue Road or the gate to the site would be altered in any way.

Recommendation

Historic England has no objection to the application on heritage grounds.

However, your authority needs to ensure that the site entrance drive within the Registered Park and Garden and the gate at its boundary line are not modified in any way, as the application does not cover any changes in relation to them.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely,

Dr Kristof Fatsar

Landscape Architect North Region

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