

# HERITAGE STATEMENT

PROPOSED ALTERATIONS TO CREATE RESIDENTIAL ANNEX

AT

ASHGROVE BARN

SHAWBRIDGE STREET

CLITHEROE

LANCASHIRE

BB7 1LZ

NGR: SD 7433 41711



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## SECTION 01

# INTRODUCTION

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### 1.1 OVERVIEW

This document has been produced in support of applications for Planning Permission and Listed Building Consent for the conversion of the building to form a residential annex. The former outbuilding building at Ashgrove Barn has previously been converted into a studio at first floor level with a garage below and is not a listed building in its own right but is considered to be a curtilage listed structure. It therefore shares the grade II listed status of the principal heritage asset on the site Ashgrove Barn which is grade II listed, along with the adjoining Shaw Cottage. The principal heritage assets date from the late 17<sup>th</sup> century, however the former outbuilding building dates from between 1886 and 1912.

The following works are proposed;

- Internal drylining with steel studwork and insulation.
- Installation of insulation over the top of the existing ground floor slab.
- Installation of insulated partition wall behind the existing double external doors.
- Removal of existing external flue pipe and installation of new boiler with balanced flue.
- Reinstatement of existing bricked up window opening and anew painted timber window installed.
- Replacement of existing windows with new painted timber windows.
- Internal alterations, including creation of ground floor bedroom and bathroom and the removal of the first floor W/C to form an open plan, kitchen, dining and living space.

### 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 will be included to determine its 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.

It is produced in response to policies set out in Paragraph 200 of the National Planning Policy Framework, 2023 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.<sup>1</sup>*

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 21<sup>st</sup> October 2019 and considered to be current best practice.<sup>2</sup>

### 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.<sup>3</sup>
- Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.<sup>4</sup>

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<sup>1</sup> 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 5th September 2019)

<sup>2</sup> 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 24<sup>th</sup> January 2020)

<sup>3</sup> 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 31<sup>st</sup> March 2020)

<sup>4</sup> 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 31<sup>st</sup> March 2020)

- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.<sup>5</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.<sup>6</sup>
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

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 PREVIOUS INVESTIGATIONS**

No previous significant appraisals or investigations appear to have been undertaken regarding the origins and development of Ashgrove Barn / Shaw Cottage.

## **I.6 ACKNOWLEDGEMENTS**

We would Like to thank our client, Mr Davies, for this commission.

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<sup>5</sup> 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/CIAS%26GBuildings\\_2.pdf](https://www.archaeologists.net/sites/default/files/CIAS%26GBuildings_2.pdf) (Accessed on 31<sup>st</sup> March 2020)

<sup>6</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIAS%26GDBA\\_3.pdf](https://www.archaeologists.net/sites/default/files/CIAS%26GDBA_3.pdf) (Accessed on 31<sup>st</sup> March 2020)

## SECTION 02

# SITE ASSESSMENT

### 2.1 SITE LOCATION AND DESCRIPTION

The building is located to the north west of Ashgrove Barn which is sited just beyond the eastern fringe of Clitheroe Town Centre. The site is located on the north west side of Shawbridge Street

The application site is comprised of Ashgrove Barn to the south west extents, with the garage / studio outbuilding located immediately to the rear to the north west. A driveway and garden area runs the length of the north west boundary of the site. To the south of Ashgrove barn is an area of garden, with mature trees and shrubs present to the southern boundary. Shaw Brook Flows immediately along the southern boundary of the Ashgrove Barn site.

To the north of the site is the Clitheroe Football Ground, with Shaw Cottage adjoining Ashgrove Barn to the southeast. A row of 19<sup>th</sup> century terraced houses lies to the west.

### 2.2 BUILT FORM ANALYSIS

The building is built using rubble limestone, with roughly dressed sandstone quoins. The wall openings to the ground floor have dressed sandstone, cills, heads and jambs. The surrounds to the first-floor openings are modern replacements. There is a former doorway to the north west elevation which is blocked up, but its iron pintels remain to the south stone jamb indicating its former use as a doorway. A small bricked up opening is present to the ground floor of the north east elevation but is also bricked up with the boiler flue penetrating through the top right hand side corner of the former opening. A single leaf personnel door is present to the south west elevation and is flanked by a large inserted double door opening. All the doors and windows are modern timber. The roof is of simple gable form with a blue slate roof covering.

The ground floor serves primarily as a garage, with a staircase leading to the first floor where a studio space is present with a WC to the south corner. A single sawn timber king post roof truss is present over the first-floor space, with exposed ridge beam and a single row of timber butt-purlins to each roof slope. All of the exposed roof timbers have been painted. The internal staircase and balustrading are modern.



Fig 01: Location plan showing the application site.

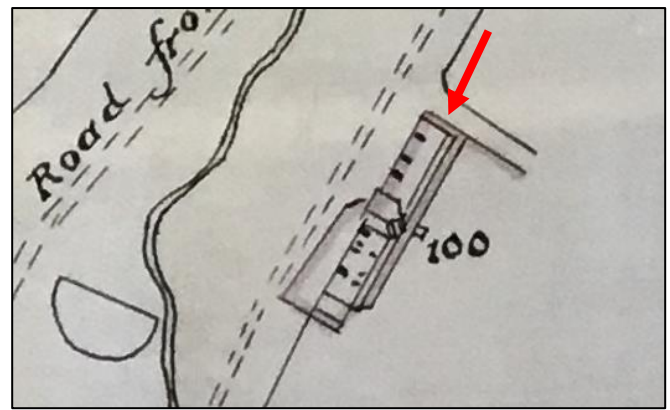


## 2.3 HERITAGE ASSET DESIGNATIONS

A listed building is a structure of architectural and / or historic interest which is considered to be of national importance. Such buildings are therefore deserving of special protection by being placed on the National Heritage List for England (NHLE). There are approximately 500,000 listed buildings on the NHLE. Listed Buildings are designated one of three categories of 'significance':

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I.
- Grade II\* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*.
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.

Ashgrove Barn, along with Shaw Cottage are grade II listed buildings designated under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural and historical interest. Please refer to Appendix A of this report for the Historic England List Entry.



PL01: Extract from Lings Map of Clitheroe, 1766 showing Shaw Cottage and the adjoining barn (Ashgrove Barn).



PL02: Extract from OS 1:1056 scale map of Clitheroe, 1844, showing Ashgrove Barn and Shaw Cottage



PL03: Extract from OS 1:1056 scale map of Clitheroe, 1886, showing Ashgrove Barn and Shaw Cottage.

## 2.4 HISTORICAL BACKGROUND AND DEVELOPMENT

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

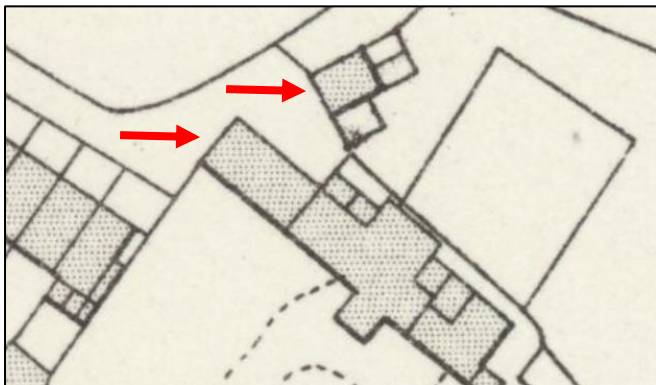
Little appears to be known of the history of the site and the history and development of the buildings on site does not appear to be well documented amongst published and unpublished documentary resources. However, some basic information concerning the site is contained within a number of local history texts.

Ashgrove Barn is the former adjoining barn to Shaw Cottage but has since been converted for residential use. Shaw Cottage was built in 1681 by Edward Page in a place called the 'Shey', near to the towns pinfold. At the time Edward Page was given permission to build the house, he was also granted permission to claim walling stone for the house, barn and garden, from any part of the Shey and the High Moor. The construction of the house was also the last recorded instance in which a burgage was created in Clitheroe.

The site took the name of its builder 'Pages' but by the time Lings Map of Clitheroe was produced in 1766, the site was known as 'Bawdwens' again after its current owner, and had been elevated to the status of a 'free borough house'.



The present garage / studio outbuilding first appears on the OS map dating from 1912 suggesting that it was built in the late 19<sup>th</sup> or early 20<sup>th</sup> century.



PL03: Extract from OS 1:2500 scale map of Clitheroe, 1912, showing Ashgrove Barn and Shaw Cottage.

It is worth noting that the building was enlarged in c. 1992, through the addition of a first floor, including the raising of the roof to facilitate this.

## 2.5 PLANNING HISTORY

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

**Application Number:** 3/2012/0999

(Listed Building Consent)

**Proposals:** Proposed conversion of garage/games room to dwelling.

**Decision:** Approved with Conditions

**Date:** 18/12/2012

(It appears that this permission was not implemented).

**Application Number:** 3/2012/0998

(Planning Permission)

**Proposals:** Proposed conversion of garage/games room to dwelling.

**Decision:** Approved with Conditions

**Date:** 18/12/2012

(It appears that this permission was not implemented).

**Application Number:** 3/2009/0949

(Planning Permission)

**Proposals:** Conversion of garage/games room into dwelling.

**Decision:** Approved with Conditions

**Date:** 17/12/2009

(It appears that this permission was not implemented).

**Application Number:** 3/2009/0958

(Listed Building Consent)

**Proposals:** Conversion of garage/games room into dwelling.

**Decision:** Approved with Conditions

**Date:** 17/12/2009

(It appears that this permission was not implemented).

**Application Number:** 3/1992/0076

(Listed Building Consent)

**Proposals:** Extension over garage.

**Decision:** Approved with Conditions

**Date:** 26/03/1992

**Application Number:** 3/1992/0075

(Planning Permission)

**Proposals:** Extension over garage.

**Decision:** Approved with Conditions

**Date:** 26/03/1992

**Application Number:** 3/1990/0122

(Listed Building Consent)

**Proposals:** Formation of door and window openings to form residential dwelling.

**Decision:** Approved with Conditions

**Date:** 05/07/1990

**Application Number:** 3/1989/0617

(Planning Permission)

**Proposals:** Conversion of barn to dwelling with integral garage.

**Decision:** Approved with Conditions

**Date:** 08/03/1990

**Application Number:** 3/1989/0089

(Planning Permission)

**Proposals:** Conversion of first floor & part of ground floor from builders warehouse to private flat & garage.

**Decision:** Refused

**Date:** 25/05/1989

## 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.”<sup>7</sup> 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 the building 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 building and both archival and desk-based research. It takes into consideration the significance of the listed building as well as the contribution made by its setting.

For the building, the following heritage interests have been assessed 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; to provide a summary statement of significance.

**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.”<sup>8</sup>

**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.”<sup>9</sup>

**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.”<sup>10</sup>

### 3.2 SUMMARY STATEMENT OF SIGNIFICANCE

Ashgrove Barn and the adjoining Shaw Cottage have been designated as a grade II listed building which suggests they are buildings of importance in a national context in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form their overall significance. This being said, the existing garage / studio outbuilding is not a listed building in its own right but is considered to be a grade II listed curtilage structure through its association with the grade II listed Ashgrove Barn. This suggests that the building possesses an insufficient level of interest to be able to establish the building as being of national importance on its own individual merits, therefore it is not of a standard suitable for statutory listing and is considered of interest only as part of the former farmstead.

The garage / studio outbuilding is a late 19<sup>th</sup> century / early 20<sup>th</sup> century of a former outbuilding that likely served a function in relation to agriculture. Its original function is not immediately apparent and there is no evidence to suggest at its former historic function as this has been stripped out, likely as part of its past refurbishment. The form and construction of the building are simple and it is poorly preserved and lacks any features of significant interest. As a result, the building is unremarkable in its nature and appearance and possesses little if any degree significance.

<sup>7</sup> 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 22<sup>nd</sup> June 2022)

<sup>8</sup> 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 16<sup>th</sup> September 2020)

<sup>9</sup> 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 16<sup>th</sup> September 2020)

<sup>10</sup> 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 16<sup>th</sup> September 2020)

## SECTION 04

# PLANNING POLICY CONTEXT

### 4.1 NATIONAL LEGISLATION

Ashgrove Barn, along with Shaw Bridge Cottage are grade II listed buildings and as such, the 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 existing studio outbuilding is considered to be a curtilage listed structure and is therefore also a grade II listed building benefitting from the same statutory controls of the legislation. 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”.*

### 4.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2023, which sets out the Government's 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.’

Chapter 16: Conserving and Enhancing the Historic Environment

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.

With regards to the significance of heritage assets the NPPF provides the following relevant policies;

*200. 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.*

*201. 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.*

*203. In determining applications, local planning authorities should take 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 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.*

*205. 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.*

*206. 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.

207. 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; and 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.

208. 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.

### 4.3 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 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 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.

## SECTION 06

# HERITAGE IMPACT ASSESSMENT

### 6.1 ASSESSMENT OF HERITAGE IMPACT

In order to understand the effect of the impact on the heritage value of the affected heritage assets, the following assessment provides a comparable analysis of the heritage value against the level of impact.

This impact assessment discusses the impact of the proposals upon the significance of the affected designated heritage assets and the overall design philosophy which underpins the proposals, as well as providing a professional judgment on the acceptability of the proposed interventions.

There is currently no prescribed or overarching method for assessing heritage impact, however this assessment is based on the criteria set out by ICOMOS in their Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

### 6.2 CRITERIA FOR ASSESSMENT

The level of impact will be assessed based on the following criteria, as set out by ICOMOS (2011):

**High Beneficial:** The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/ or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.

**Moderate Beneficial:** The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g., the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.

**Minor Beneficial:** The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.

**Negligible:** The proposed changes will have a very minor visual impact on the heritage asset or very minor impact on the overall character of the surrounding context.

**Neutral:** The proposed changes will have no impact on the heritage asset.

**Minor Adverse:** The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.

**Moderate Adverse:** The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.

**High Adverse:** The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

### 6.3 HERITAGE IMPACT ASSESSMENT

#### Impact on the listed building as a designated heritage asset

The following works are proposed as part of these applications for planning permission and listed building consent;

- Internal drylining with steel studwork and insulation.
- Installation of insulation over the top of the existing ground floor slab.
- Installation of insulated partition wall behind the existing double external doors.
- Removal of existing external flue pipe and installation of new boiler with balanced flue.
- Reinstatement of existing bricked up window opening and a new painted timber window installed.
- Replacement of existing windows with new painted timber windows.
- Internal alterations, including creation of ground floor bedroom and bathroom and the removal of the first floor WC to form an open plan, kitchen, dining and living space.

The above proposed works are required to facilitate the buildings conversion into a residential annexe. The



proposed annexe is to remain part of the existing site and ancillary to the main dwelling.

The majority of the proposed works are internal and given the fact that the building has been altered previously to form a garage and studio and its very limited significance, the proposed alterations are not expected to have any significant degree of harm on the interior of the building. No historic fabric is proposed to be removed from the interior and the installation of stud walling and insulation will be reversible with no impact on historic fabric. The current building no longer resembles the original historic building on account of its past enlargement and alterations. The interior works are expected to have a neutral impact.

The external works are minor in nature and will result in a degree of enhancement to the building and therefore also the setting of both Ashgrove Barn and Shaw Cottage, through the improved external appearance of the building. The proposed external works are expected to have a moderate beneficial impact.

#### **6.4 SUMMARY OF PUBLIC BENEFITS**

The National Planning Policy Framework (NPPF) requires that harm to Designated Heritage Assets be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable development – The introduction of new optimum viable use which is consistent with the conservation of the building.
- Enhancement to the external appearance of the grade II listed curtilage structure.
- Enhancement to the setting of the Grade II listed Ashgrove Barn and Shaw Cottage.

It is considered that the above public benefits outweigh the negligible level of harm caused to the listed building and the level of harm caused does not warrant the refusal of planning permission and listed building consent on heritage grounds. The proposals are in accordance with the policies of the Ribble Valley Core Strategy as the significance of the building will be sustained. The proposals will remove various risks to the building fabric and provide significant enhancement to its character and therefore an increased positive contribution to the streetscape and to the character of the Clitheroe Conservation Area.

## APPENDIX A

### ASHGROVE / SHAW COTTAGE: LIST ENTRY

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C17. 2 storeys, rendered. A gabled wing projects forward with a chimney at the peak. In the upper storey is a 4-light C17 window under a dripmould. A similar window below has been replaced by a square C18 window, but the original broad dripstone remains. To the left of this wing is a plain door and C18 3-light window in the ground storey and in the upper storey a C17 3-light window with a dripstone over the door, and an early C18 5-light window to the left. Also storage premises in stone. To the right, a C17 4-light window with label moulding above a C18 3-light window. Also to the right late C19 glazed porch, 2 later C19 windows of 2 lights. Ashgrove and Shaw Cottage form a group with Nos 49 to 67 (odd) which are buildings of local interest only.

