



Planning, Heritage, Design and Access Statement

Stonyhurst College Clitheroe, BB7 9PT

October 2024

Contents

1.0	Introduction	1
2.0	Site Description and Context	2
3.0	Proposed Development	4
4.0	Planning Policy Context	5
5.0	Design and Access	7
6.0	Heritage Assessment	8
7.0	Planning Assessment	9
8.0	Conclusion	10
	Appendix 1 – Detailed Planning History	11
	Appendix 2 – Detailed Planning Policy	12

1.0 Introduction

- 1.1 This Statement has been prepared by Cushman & Wakefield on behalf of Stonyhurst College (the applicant) in support of an application for Listed Building Consent for minor internal works at Stonyhurst College.
- 1.2 This statement details the proposed works and assesses them against relevant national and local planning policy.

Report Structure

- 1.3 The following chapters seek to demonstrate the compliance of the proposed development against the adopted planning policy. This statement is structured as follows:
 - **Chapter 2, Site Description and Context:** Description of the site location, its immediate surroundings and a review of the site's planning history;
 - **Chapter 3, Proposed Development:** Details of the proposed development;
 - **Chapter 4, Planning Policy Context:** Identification of the relevant local and national planning policies;
 - **Chapter 5, Design and Access:** Description of the design and access considerations had in finalising the proposals;
 - **Chapter 6, Heritage Significance:** Considers the heritage significance of the listed building within the Conservation Area;
 - **Chapter 7, Planning Assessment:** Demonstrates the proposal's compliance with the relevant planning policies; and
 - **Chapter 8, Conclusion:** Summarises the contents of this statement and confirms the acceptability of the proposed development.

2.0 Site Description and Context

Site Description

- 2.1 The site comprises Stonyhurst College, a catholic boarding school located on the Stonyhurst Estate in Lancashire.
- 2.2 The site is located within a rural area and is bordered by agricultural and greenfield land to the north, south, east and west. The main entrance to the school is accessed via Whalley Road and the local road network comprises minor A-roads.
- 2.3 The site location is shown in Figure 1.



Figure 1: Site location (site outlined in red)

- 2.4 The site lies within Flood Zone 1 where land has a low probability of flooding from rivers and the sea. The site is also at low risk from surface water flooding.
- 2.5 The grounds of the Stonyhurst College comprise a Grade II* listed park and garden (listing ID 1000953). The building itself includes several Grade I and Grade II listed features and the area of the building to which this application relates is Grade II listed under listing entry 1419721. The site is not located in a Conservation Area.
- 2.6 Figure 1 below identifies the listed buildings on the site, the area of the building where the works are proposed is outlined in red:

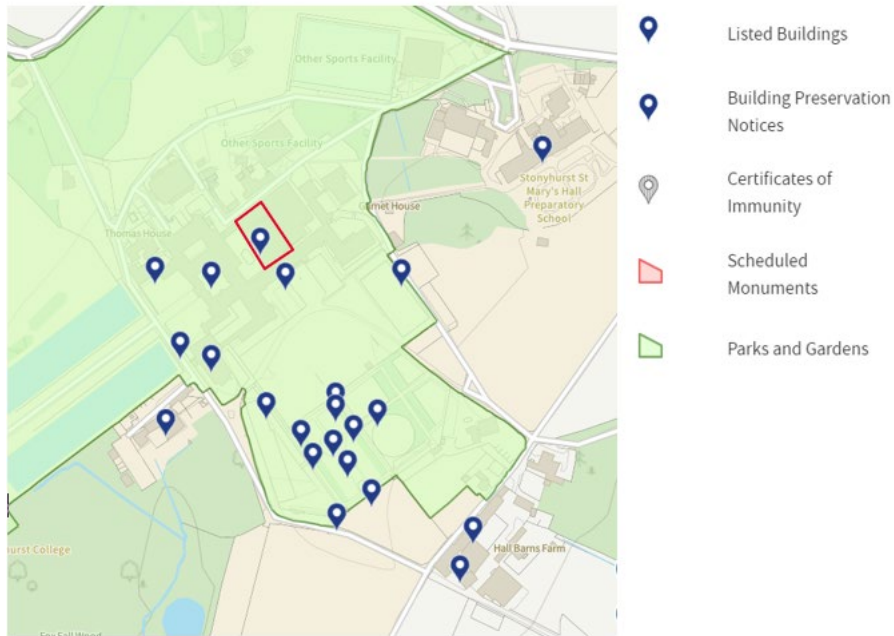


Figure 2: Historic England – Listing Map

Planning History

- 2.7 A review of the planning history for the site has identified a number of planning applications pertaining to the site, most of which relate to minor internal works to the wider building. A detailed schedule of relevant applications is contained within Appendix 1.

3.0 Proposed Development

Proposed Development

- 3.1 The proposed works comprise the refurbishment of the male and female WC and shower rooms.
- 3.2 The proposed works to the female bathrooms comprise the creation of a new opening within an existing wall for access purposes and a new opening will also be created for the service duct.
- 3.3 In the male bathrooms the works will comprise the refurbishment and refit of the toilets and showers.
- 3.4 A false ceiling is proposed as part of the refurbishment works and fit out of the shower pods and this will be fitted to the existing ceiling.
- 3.5 Partition walls are also proposed in both the male and female shower rooms to accommodate the accessible WC and shower.

4.0 Planning Policy Context

Overview

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The development plan for Ribble Valley Borough Council comprises the Core Strategy adopted in December 2014.
- 4.3 Ribble Valley Borough Council are currently carrying out a full review of their adopted Local Plan and a regulation 18 consultation ran from May – July 2022. No draft policies are available to review at this time.
- 4.4 Relevant material considerations include the National Planning Policy Framework (2023), the Planning Practice Guidance and relevant Supplementary Planning Documents (SPDs).
- 4.5 The below sets out an overview of relevant policies and considerations. The detailed policy wording is contained at Appendix 2.

Local Planning Policy

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version

- 4.6 The development plan for Ribble Valley Borough Council comprises the Core Strategy adopted in December 2014.
- 4.7 The site has no formal allocation under the adopted Local Plan and is situated outside of the defined settlement boundary.
- 4.8 The key policies within the Core Strategy (2014) relevant to the proposed development are considered to include:
 - **Key Statement EN5: Heritage Assets** There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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 ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
 - Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
 - Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
 - 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** 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.

Material Planning Considerations

National Planning Policy Framework

4.9 The National Planning Policy Framework (NPPF) was first published in March 2012, with a revised version adopted in December 2023. The NPPF is a material consideration in the determination of all planning applications.

4.10 Relevant sections include:

- Achieving sustainable development; and
- Conserving and enhancing the historic environment.

Planning Practice Guidance

4.11 The Planning Practice Guidance (PPG) was first published in 2014 and is subject to periodic updates. PPG sets out supplementary advice to the policies and guidance contained within the NPPF. Key sections include:

- Before submitting an application; and
- Design.

5.0 Design and Access

Use

- 5.1 The proposed development seeks consent for minor internal works to the building. There will be no change in the use of the property.

Amount

- 5.2 The development comprises minor internal works to the building.
- 5.3 There will be no increase in floor space.

Layout

- 5.4 The proposed amendments will result in minor changes to the internal layout of the building.
- 5.5 The proposed development will not alter the external layout of the building and will not result in any increase to the gross area of the building.

Scale and appearance

- 5.6 It is considered that the proposed changes are sensitively designed and respect the setting, character and appearance of the Grade II Listed Building or the Grade II* Listed Park and Garden.

Access

- 5.7 Level access is currently achieved, and will remain, via the colleges' entrance.

6.0 Heritage Assessment

6.1 Paragraph 200 of the NPPF requires that any proposed changes to the historic environment be based on a clear understanding of the significance of the heritage assets affected and their setting in order to assess the likely impact of the proposed development.

Relevant Heritage Assets

6.2 The subject building comprises a Grade II Listed Building (Listing ID 1419721) where the wider building itself also includes several Grade I and Grade II listed features. The building is also sited within a Grade II* listed park and garden (listing ID 1000953).

6.3 The part of the building to which this application relates was first listed in January 2015 and the wider park and gardens that the College sits within was first listed in April 1986.

6.4 The building listing makes particular reference to the architectural and historical interest of the building, including the Shireburn Quadrangle with the Ambulacrum and adjoining former laboratories.

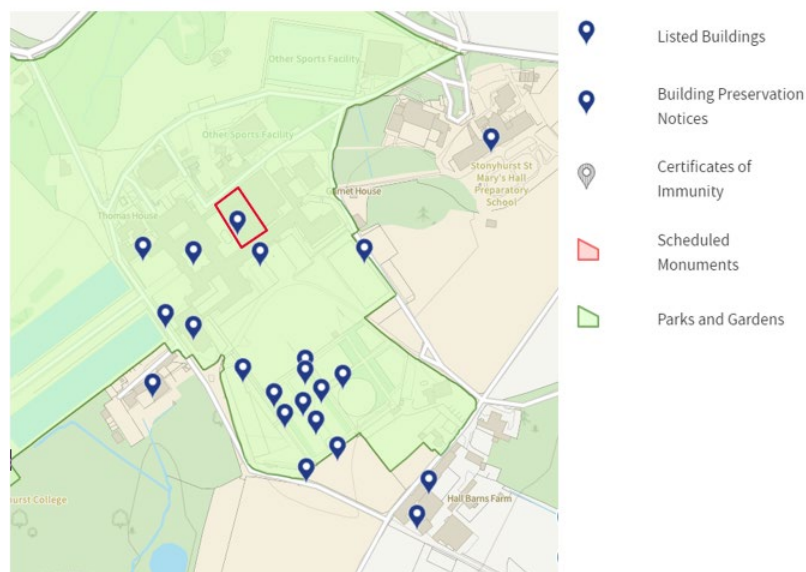


Figure 3: Site location in relation to surrounding heritage assets (site outlined in red)

Heritage Assessment

6.5 The proposed internal alterations comprise minor works to the male and female WC and shower rooms.

6.6 As noted previously, the subject building has been characterised as having high exterior/ low-medium interior significance. The extent of works proposed mainly relate to refurbishment and fit out works which are considered to be minor in their scale.

6.7 As such, the proposed works are therefore not considered to have a detrimental impact on the character of the Listed Building or the Listed Park and Garden.

6.8 Overall, it is considered that the proposed changes to the building will not adversely affect the character of the Listed Building nor the Listed Park and Garden and is therefore considered that the proposed works will fall well below the NPPF's threshold of "less than substantial harm".

7.0 Planning Assessment

- 7.1 This section discusses the key planning issues associated with the proposed development and provides a justification and explanation of the benefits having regard to the planning policy as outlined in the previous chapter.

Principle of Development

- 7.2 The proposed works are considered to be minor in scale and comprise the refurbishment of existing WC and shower rooms within the building.
- 7.3 The works are not considered to affect the character or appearance of the building or its architectural and historic interest.
- 7.4 The proposal will be sympathetic to the building and would not impact the character and appearance of the Listed Building and Listed Park and Garden.
- 7.5 It is considered that the principle of the proposed development and the resulting appearance of the building is acceptable and in accordance with Policy DME4 of the Core Strategy.

Design and Heritage

- 7.6 The proposed internal alterations mostly relate to the refurbishment of the WC and shower rooms. As such, there will be no change to the structural features of the building and the works will be sympathetic to the Listed Building and Listed Park and Garden.
- 7.7 As such the features and the setting of the Listed Building and Listed Park and Garden will not be affected by the proposed alterations.
- 7.8 It is considered that the proposed works will not result in any significant harm to the Conservation Area or the setting of the Listed Building and Park and Garden and are thus in accordance with Key Statement EN5 and Policy DME4 of the Core Strategy.

8.0 Conclusion

- 8.1 This Planning, Heritage, Design and Access Statement has been prepared in support of the proposed alterations to Stonyhurst College and the application for Listed Building Consent.
- 8.2 This statement has detailed the proposed development, discussed the historic context and significance and assessed the development against the national and local planning policy framework. This statement also includes a Design and Access Statement in accordance with national validation requirements.
- 8.3 The proposed development is robustly justified, and the design is considered to be sensitive to the setting of the Listed Building and Listed Park and Garden.
- 8.4 It is not considered that the proposed development will result in any significant harm to the Conservation Area, and it is thus compliant with policies set out within the Core Strategy, NPPF and other material considerations.
- 8.5 It is therefore considered that there are no policy grounds or material considerations which should prevent planning permission from being granted for the proposed development, and this planning application should therefore be approved without delay in accordance with the NPPF.

Appendix 1 – Detailed Planning History

Application reference	Description of development	Status	Decision date
3/2021/1018	Listed Building Consent for the interior refurbishment of the ground floor of the north and east ranges of the Shireburn Quad into an improved school health centre. Accommodation will consist of a GP room, a treatment room, waiting area, three isolation rooms, two ward rooms, three staff beds, a staff lounge, staff bathroom and staff kitchen, three stores, sluice, an office room and WC	Approved	25.11.2021
3/2014/0736	Restoring the opening between Arundell Library and the former Rhetoric Common Room	Approved	01.10.2014
3/2013/0298.	Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 3.	Approved	24.05.2013
3/2013/0300	Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 5.	Approved	24.05.2013
3/2013/0299	Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 4.	Approved	13.05.2013
3/2011/1047	Proposed essential fire prevention works throughout the college	Approved	24.02.2012

Appendix 2 – Detailed Planning Policy

Core Strategy

Key Statement EN5 (Heritage Assets) There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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 ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- 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 Statement DME 4 (Protecting Heritage Assets) in considering development proposals the council will make a presumption in favour of the conservation and enhancement 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 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;
 - 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.

The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.