

DESIGN, ACCESS AND HERITAGE STATEMENT

FOR

RETROSPECTIVE LISTED BUILDING CONSENT

AT

WHITEFOLD HOUSE BARN

BIRKS BROW

THORNLEY

PRESTON

PR3 2TD

NGR: SD 621 12 39361

4TH MARCH 2025



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SECTION 1.0

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of a retrospective application for listed building consent for the following works at Whitefold House Barn;

- The like for like replacement of a limited number of a modern timber windows and doors which were installed as part of the conversion of the barn.
- The formation of 1 no window opening to the first floor of the north east gable end elevation.
- The installation of 2 no. rooflights to the south east elevation.

Whitefold House Barn is a converted former barn, now a dwelling, which adjoins Whitefold House on its north east side. Both of the buildings are grade II listed and are considered to be mid-18th century.

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 their 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 and conservation area.

It is produced in response to policies set out in Paragraph 207 of the National Planning Policy Framework, 2024 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.¹

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 21st October 2019 and considered to be current best practice.²

1.3 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.

¹ Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework, Page 55, Available at: [chrome-extension://efaidnbmnnnibpcajpcgldefinmkaj/https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf](https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf)

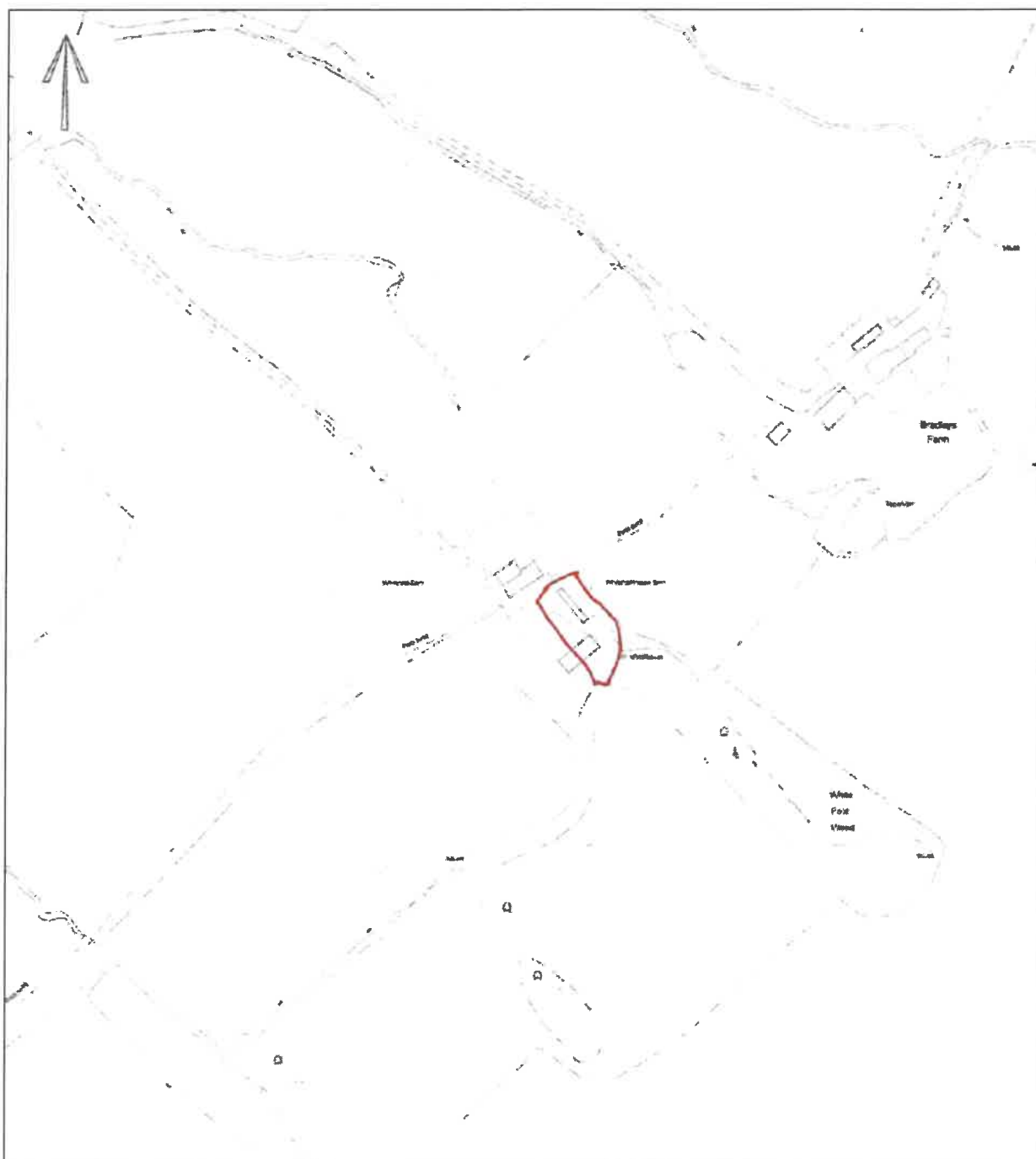
² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

SECTION 2.0

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

Whitefold House Barn is located in the parish of Thornley with Wheatley in the Ribble Valley Borough of Lancashire. The area is rural in nature and is largely comprised of open fields, assumed to be farmland, and defined with stone walling, hedgerows and clusters of trees. The area is sporadically populated with secluded farmsteads and dwellings. The site is located some 1.8km to the north east of the nearby town of Longridge and some 10.5km to the south west of Clitheroe and is located within the Forest of Bowland National Landscape.



PLO1: Site Location Plan

2.2 BUILDING DESCRIPTION

North West Elevation (Front)

The front north west elevation is faced in roughly dressed and coursed sandstone rubble, with a natural slate roof covering. The former cart entry lies to the west end of the elevation and has an arched segmental head. The opening is infilled with glazing and contains the main entrance doorway. The cart entry is flanked by three windows, at least one of which is a modern insertion. Each window has a plain stone head and cill, with segmental stone jambs and painted timber casement windows.

North East Elevation (Side Gable End)

The gable end elevation, also in sandstone, contains three door openings, the central doorway serving the former feeding passage, which is flanked on each side by a former cattle entry doorway. The door openings have now been infilled with a modern door and two modern windows, with timber boarding below. At first floor level is an inserted window with a modern painted timber casement window. A further two windows are present at second floor level, again with painted timber casement windows. Beneath the ridge is a former owl hole and two breathers.

South East Elevation (Rear)

The rear elevation of the former barn, contains a doorway with modern timber door and sidelight, with stone head and segmental stone jambs with a furrowed finish. Four windows are present to the elevation, similar in appearance to the other elevations and all with painted timber casement windows.

2.3 HERITAGE ASSET DESIGNATIONS

Whitefold House and Whitefold House Barn are grade II listed and are designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The building was designated on the 22nd November 1983 and the Historic England list entry for the building is as follows;

House, mid C18th. Sandstone rubble with roofs of stone slate and slate. Double-pile plan with central entry and end stacks. 2 storeys, 2 bays. Windows modern in rebated and chamfered surrounds, these either being late C17th and re-used or a late survival. The door has a plain surround of long-and-short stones. The right-hand gable has a tall stair window with plain stone surround and round head. The rear wing has C19th window details. Inside, the left-hand front room has a moulded shouldered fireplace. The barn adjoining to the left has a wide entrance with segmental head, 2 windows at a lower level to the left, one being a later insertion, and 3 shippon doorways in the gable wall, also at a lower level. Inside are softwood king-post trusses.

2.4 SUMMARY HISTORICAL BACKGROUND

This section is intended to give a brief account of the historical background of the building based on information obtained from secondary research sources. The historic background of the building appears to be poorly documented amongst published and unpublished documentary evidence, and some gaps in understanding do. A search of online archival depositories has yielded no useful information pertaining to the building and its historical development.

The earliest documentary reference to Written Stone Farm is found on Hennets Map of Lancashire, dated 1828, where the site is designated as 'White Fold', however due to the small scale of the map it is not possible to identify individual building footprints.

The building next appears on the OS six - inch, 1:10560, scale map of Lancashire, dated 1847 and shows an 'L' shaped building, much like what exists today suggesting that both the farmhouse and barn were extant by this time. The building is shown in greater detail on the subsequent 25-inch, 1:2500, scale map from 1893, 1910 and 1932, however each map shows no subsequent change to overall footprint of the building.

SECTION 3.0

PLANNING POLICY CONTEXT

3.1 NATIONAL LEGISLATION

Whitefold House Barn is a grade II listed building and as such, the building 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 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"

3.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, 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.'

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.

3.3 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 DMG1: General Considerations

In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABI /English Heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSI county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.

2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

Not prejudice future development which would provide significant environmental and amenity improvements.

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 version 99 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 4.0

HERITAGE IMPACT ASSESSMENT

4.1 DEVELOPMENT PROPOSALS

The works which have been undertaken at Whitefold House Barn consist of;

- The like for like replacement of a limited number of a modern timber windows and doors which were installed as part of the conversion of the barn.
- The formation of 1 no window opening to the first floor of the north east gable end elevation.
- The installation of 2 no. rooflights to the south east elevation.

4.2 ASSESSMENT CRITERIA

This impact assessment discusses the nature of the proposals and their impact 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.

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.

4.3 ASSESSMENT OF HERITAGE IMPACT

Replacement of Windows and Doors:

A total of four external windows and two external doors have been replaced as well as the door and glazing to the former cart entry doorway. Replacements have been undertaken as part of the owners ongoing maintenance works to their dwelling as the windows were decayed and replacement was necessary. The replacement windows are like for like in both size and style and replaced only modern units which were installed as part of the conversion of the barn into a dwelling, resulting in no loss of historic fabric. The replacement units have also been set back as previous. The impact of the replacement windows and doors is considered to be neutral and have no greater degree of impact than those which were installed as part of the original barn conversion given that they are like for like replacements.

The formation of 1 no window opening to the first floor of the north east gable end elevation:

A single window opening has been formed at first floor level to the north east gable end elevation. This will have required the removal of a limited area of historic wall fabric; however, this is not considered to be excessive or detrimental to the special interest of the building on account of the small area of fabric removed. The treatment of the window opening is sympathetic and adopts matching proportions and the appearance of the existing windows as well as a matching timber window. The formation of the window opening is considered to have a negligible impact on the character of the building on account of the sympathetic and considered treatment of the window opening as well as its location away from the principal front elevation of the building.

The installation of 2no. rooflights to the south east elevation:

2no roof lights have been installed to the rear south east roof slope as a means of providing natural lighting and ventilation to the second floor of the building. The installation of the roof lights will have required the removal of limited areas of roofing slates and this is again not considered to be excessive or detrimental to the special interest of the building. The roof lights are small in size and do not affect the principal front north west elevation where the strong agricultural character of the building primarily lies. The roof lights can only be viewed from the rear garden of the property and cannot be seen from the public realm. The impact of the rooflights is considered to be negligible for these reasons.

4.4 CONCLUSION

These past works which have been undertaken at Whitefold House Barn have not had a detrimental impact on the external character and overall significance of the building. The works were undertaken to address specific needs and vulnerabilities and have been sympathetically undertaken to reduce visual impact and loss of historic fabric as much as possible and to reverse these works would result in a greater degree of harm and disturbance to historic fabric.

