


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	02/07/2025	Manager:	LH	Date:	04/7/25
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Application Ref:	3/2025/0315			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	N/A	Site Notice	11/06/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for reconfiguration of the art department entrance and reconfiguration of the CCF and IT classrooms to create Textiles and Design Technology teaching spaces.
Site Address/Location:	Stonyhurst College Avenue Road Hurst Green Clitheroe BB7 9PZ

CONSULTATIONS:	Parish/Town Council
No objection.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Growth Lancashire	No objection – the proposal would result in a low level of less than substantial harm, however the Heritage and Conservation Officer considers that the supporting documentation clearly and robustly justifies the proposed changes.

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement EN5 – Heritage Assets</p> <p>Policy DMG1 – General Considerations Policy DME4 – Protecting Heritage Assets</p> <p>Planning (Listed Buildings and Conservation Areas) Act</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2024/0849 <i>Listed Building Consent for refurbishment of the WC and shower rooms in the eastern part of the Shireburn Quad and the adjoining service building, to include the removal of existing and insertion of new partition walls.</i> Approved with Conditions</p>

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 with Conditions

3/2017/1148

Certificate of Lawfulness to repair and replace certain windows in Shireburn Quad

Approved No Conditions

3/2014/0736

Restoring the opening between Arundell Library and the former Rhetoric Common Room

Approved with Conditions

3/2013/0300

Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 5.

Approved No Conditions

3/2013/0299

Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 4.

Approved No Conditions

3/2013/0298

Application to discharge condition no. 4 (specification of phased works) of planning permission 3/2011/1047P. Phase 3.

Approved No Conditions

3/2011/1047

Proposed essential fire prevention works throughout the college.

Approved No Conditions

3/2005/0242

Conversion and refurbishment of the ground, first and second floors including "Bridge of Sighs" to provide living accommodation for both staff and boarders, including new sanitary accommodation and associated ancillary areas.

Approved with Conditions

3/2000/0031

Conversion and refurb of ground, 1st and 2nd floors including 'bridge of sighs' to provide living accommodation for staff and boarders including new sanitary accomm & assoc. ancillary areas

Approved with Conditions

3/1997/0484

Conversion of the bursary to accommodate the infirmary (listed building consent)

Approved with Conditions

3/1991/0441

Forming a new window opening and providing a new window to match existing windows in building no 29 (listed building application)

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is located at Stonyhurst College. The Art Department falls within the listing of the Grade II Listed Shireburn Quadrangle, Ambulacrum and former Laboratories.

The list description identifies:

“Roman Catholic boarding school comprising classrooms, communal areas, services and offices.

SHIREBURN QUADRANGLE: NORTH RANGE, 1699 for Sir Nicholas Shireburn, extended to west c1860 in similar style, altered to north-east corner c1922. EAST RANGE c1700, extended to south c1810 for Jesuits. KITCHEN BLOCK 1862. AMBULACRUM: 1849-52, by J.A. Hansom. ART DEPARTMENT: c1861. MATERIALS: sandstone ashlar or coursed dressed stone, chamfered plinths, string courses, hoodmoulds, parapets and copings; pitched roofs of graduated Lakeland or Welsh slate, mineral felt. Jacobean, late Georgian and C17 revival style. PLAN: buildings arranged around the north, east and west sides of the Shireburn Quadrangle, with the Ambulacrum extending to the east.

EXTERIOR: SHIREBURN QUADRANGLE, NORTH RANGE of two phases: east part, 1699 for Sir Nicholas Shireburn, extended to west c1860 in similar style, with semi-elliptical arched cart entry, altered at east end c1922. Ashlar south elevation, 2 and a half storey with chamfered plinth, mullioned windows with hoodmoulds, chamfered or moulded doorways, gabled dormers with coped verges and ball finials. Central doorway to 3-bay primary phase has 1699 inscribed on lintel, 1922 inscribed to lintel of inserted doorway to right. Rear elevation is plainer, coursed stone, ventilation slits to ground and first floor, C20 inserted windows. EAST RANGE of two phases, north part c1700 for Sir Nicholas Shireburn, 3-storey, 5-bay west elevation, ashlar, with mullioned windows with hoodmoulds and moulded doorway, Welsh slate roof, ridge stacks. Rear elevation is coursed stone with 16-pane sashes and modern replacements. South block built c1810, the only surviving element of the Jesuits' first south front, upper floor added mid C19. 3-storey, 5-bay, pairs of narrow sashes and 16-pane sash windows to ground floor, 36-pane sash windows to first floor, and 16-pane sashes to second floor, all in raised architraves, stone box gutter to pitched slate roof. C20 infill against south gable-end not of special interest. KITCHEN RANGE to west side, 3 to 4-storey, 3-bay block, 1862, ashlar, slate roof behind plain parapet. Chamfered plinth, string courses, tall mullioned and transomed windows to ground floor former kitchen, mullioned windows to upper floors and 4-storey south bay, cast-iron vents. To the north, a lean-to service block, c1860s, in similar revival style to the north range, with tall doorway, C20 infill to north not of special interest. South side of quadrangle enclosed by rear of South Front (qv).

AMBULACRUM: 1849-52 by J.A. Hansom. Indoor recreation hall built on former service yard behind the South Front. Ashlar walls, mineral felt and patent glazing to pitched roof. Modern floor is not of special interest.

ART DEPARTMENT: Former chemistry laboratory erected c.1810 as part of the Jesuits' first South Front buildings, remodelled and extended to east in c1861. Abuts south side of Ambulacrum. Single-storey linear range sub-divided into three large top-lit laboratories or lecture halls, with 2-storey bay to east end, and taller primary phase block to the west. Dressed sandstone and cement render, pitched roofs with roof-lights. Entrance on south elevation, modern door flanked by fixed windows with top-lights. Canted bay window with sashes to east gable end. Flat roof over east end constructed in late C20, not of special interest.

INTERIORS: AMBULACRUM has iron roof trusses and tongue-and-groove roof soffit, ashlar-lined walls. Floor is modern and not of special interest. Refurbished octagonal lantern ante-room to south-west.

ART DEPARTMENT has, three full-height rooms built as chemistry laboratories, instrument room or lecture rooms with decorative plasterwork to deep coved ceilings with moulded cornices and octagonal top-lights, part-glazed panelled screen between two rooms, panelled doors with brass fittings, windows retain ironmongery.

ANCILLARY FEATURES: Shireburn Quadrangle surface laid with sandstone setts, c1862. Pair of low coursed stone walls with curved ends and half-round copings enclose a former coal store, now the setting for Memorial to the St Omers martyrs, dated 1833, comprising fragments including the two-armed St Omers cross."

The site is also within the setting of other listed buildings within the College, including the immediate setting of 'Old Quadrangle' (Grade I) and 'South Front, Boys' Chapel and Shirk' (Grade II*) and is located within the Stonyhurst College Historic Park and Garden (Grade II*).

Proposed Development for which consent is sought:

The proposed development includes works to the existing art department. The works include the demolition of some limited masonry fabric for creation of a wider, more centrally placed entrance into the art department, which is historically significant to the college. In addition, the proposal includes the removal of the modern partition of the storage room and the creation of a new entrance to the lobby and new glazed screening between the Lobby and Art Classroom 1. A C19 door would be removed in placed in storage and an existing unsympathetic C20 storage room, C20 cupboards attached to the walls and a C20 ramp and low level modern walls would be removed in the lobby. removal of a C20 ramp

The proposal originally included new glazed openings to the mezzanine floor, however following consultation with the Heritage and Conservation Officer, these have now been omitted from the scheme.

Impact upon Listed Buildings and Setting:

The building is Grade II listed and makes an important contribution to the Grade II* Registered Historic Park and Garden.

As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

Key Statement EN5 states that:

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.

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

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.

Planning (Listed Building and Conservation Areas) Act 1990:

Given the proposal relates to a Grade II Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;

Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):

In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

National Planning Policy Framework (December 2024):

The National planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that *'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'*.

The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets with Paragraphs 212 – 221 reading as follows:

212: 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.

213: 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.*

214: 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.*

215: 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.

216: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217: Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218: Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Assessment of Impacts:

The Heritage and Conservation Officer has reviewed the application documents and considered these against S16 of the Planning (Listed Building and Conservation Areas) Act 1990, the national policy guidance contained in Chapter 16 of the NPPF and the relevant Local Plan Policy DME4.

They note that the proposed works would result in the creation of a wider, more centrally placed entrance into the art department, which is historically significant to the college. Currently there is no division between the art dept and ambulatory, and the appreciation of the ambulatory is somewhat hindered by the presence of a large access ramp and views into the art dept and the modern, more functional cupboards and accretions.

They note that the existing narrow entrance door, which is a modern door in a modern opening, leads into a passage with stone covered flooring leading to the art room (the first of the former science labs), and to the north is a small room currently used for storage, that has been created in the late C20. This is considered to be a negative space and the removal of the modern partition of the storage room is considered positive.

They consider that the creation of the new entrance would result in some minor loss of walling fabric, which given the scale of loss is considered to be on the very low end of less than substantial harm.

A C19 door is proposed to be removed and placed in storage. This would be of very low significance as it has been altered/damaged through the insertion of a staircase in the late C20. The Heritage and Conservation Officer notes that it would be stored on site and any harm would be negligible.

The Heritage and Conservation Officer considers there to be heritage benefits to the scheme which include the removal of the unsympathetic C20 storage room, C20 cupboards attached to the walls, removal of a C20 ramp which takes up considerable space below the lantern and re-placing in the west wall in a more discrete location, which will allow the historic ambulatory space and former labs to be appreciated more fully. They also consider that the proposed works to the CDT block will have no bearing on the significance of the listed building.

As such, taking account of the above matters, some of the works would result in a very low level of less than substantial harm to the designated heritage asset.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons identified above, the proposal, currently outlined in the submission documents, represents a negligible and very low level of less than substantial harm. However, it is considered that the supporting documents clearly and robustly justify the proposed changes and the proposal would include some notable heritage benefits including enabling the historic former science labs and ambulatory to be better appreciated through removal of the modern ramp, removal of modern partitions and other accretions and better use of the historic spaces.

As such, it is considered that on balance, the low level of less than substantial harm is outweighed by the heritage benefits identified above in accordance with Paragraph 215 of the NPPF.

Having regard to all material considerations and matters raised, the application, the proposal is considered to accord with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy, the requirements of Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

The application for Listed Building Consent is therefore recommended for approval.

RECOMMENDATION:	That listing building consent be granted subject to the imposition of conditions.
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