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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 June 2025 11:42
To: Planning
Subject: Planning Application Comments - 3/2025/0357 FS-Case-723698741

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2025/0357

Address of Development: Horrocksford Hall Farm, West Bradford Road, Clitheroe

Comments: These comments on application 3/2025/0357 are provided on behalf of [REDACTED]

Significance of Horrocksford Hall Farmhouse:

Horrocksford Hall Farmhouse comprises an 18th century building, remodelled in the late 19th century. It stands on rising ground overlooking the historic stoney ford on the River Ribble, from which it gets its name. The Horrocksford Estate is recorded from the 14th century, and it is likely that there has been continuous occupation of this site since the medieval period.

The farmhouse is unlisted but has an intrinsic relationship with the Grade II Listed 17th century barn to the north-east. It is our opinion that the farmhouse should be a curtilage listed structure for the following reasons:

- It is under the same ownership now and has been historically.
- It is within the same physical oval-shaped compound which can be traced back on historic maps until at least the mid-19th century and is likely to be medieval in date.
- Its use and purpose have always been linked to the listed barn.

There are clear indications of an earlier structure within the eastern end of present farmhouse building, which is more vernacular in style. It is likely that even earlier fabric exists within this part of the building from the previous medieval hall on the site, some of which will be obscured by render and modern decorations.

The western end of the farmhouse was rebuilt in the late 19th century to create an elaborate and fashionable west-facing façade. It is likely that the eastern end was re-fenestrated and the whole building rendered at this time. The interior features such as decorative stained glass, tiled floors, elaborate plasterwork and architraves, and high-quality fireplaces are all statements of the aspirations and wealth of the owners at the end of the Victorian Period and are unusual to find within a working farm in this area.

The interior of the farmhouse has suffered from neglect and lack of proper security. Despite this,

there is good survival of historic fixtures and fittings, such as good quality timber doors and door surrounds, built-in cupboards, fireplaces with tiled hearths, and the rare survival of the cast iron kitchen range.

Impacts of the proposals:

The current application seeks to change the use of the farmhouse into office accommodation, which will require alterations and repairs. We welcome the intention to find a new use for this much-loved historic building in Clitheroe; and works such as repairs the roof, removal of clutter from exterior lights etc, and repairs to the stained glass and timber frames are all positive. We are concerned over several other aspects of the proposals, however.

The farmhouse has recently been subject to multiple window replacements and other changes, without proper consent. This means it is not possible to assess the quality or condition of the historic timber window frames or their suitability for repair and retention.

PVC-u windows are not appropriate for use on historic buildings and would be harmful to the character of Horrocksford Hall Farmhouse and to the setting of the listed Horrocksford Barn, and we recommend these are replaced with suitable timber-framed windows. Any remaining timber windows should be assessed for suitability for repair and retention. Guidance on suitable windows for historic properties is available in the Historic England Advice Note on Traditional Windows: their care, repair and upgrading, here: <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/>

The application states that interior insulation will be installed in the building, however there are no details of what this will consist of. Unsuitable insulation can cause damp and condensation issues in traditional solid-walled buildings, ultimately causing harm to the fabric of the building. We suggest that additional information on the suitability of the insulation is submitted.

We also consider that it is inappropriate to divide the kitchen by putting a wall in the middle of the historic range to create toilets and a shower. This is a fundamental change to the plan form and will alter the character and understanding of the space by obscuring the main surviving historic feature. There is no clear justification in the application for why the room needs to be divided in this way. Likewise, the removal of features such as stone shelves in the larder and the opening up of this space will impact the significance and understanding of the building.

Policy considerations:

It is for the Local Authority to decide whether Horrocksford Hall Farmhouse should be considered as a curtilage listed building. If it is deemed to be a non-designated heritage asset, then NPPF para 216 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application'. Weight should therefore be given to the asset's conservation.

We also refer to para 209, which states that 'where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'. Horrocksford Hall has clearly been neglected over recent years and its current state should not be a factor in decision making over the proposals.

Key Statement EN5 of the Ribble Valley local plan contains details of how heritage assets and their settings should be conserved. Specifically, this states that this will be achieved through 'Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.' We

do not consider the current proposals to make a positive contribution or to enhance or better reveal the significance of Horrocksford Hall Farmhouse.