

Plan:8 Town Planning Ltd

Proportionate Heritage Statement

Two-Storey Side Extension

The Old Dairy, Whitewell Road, Cow Ark, Clitheroe, BB7 3DG

May 2025



PLAN:8 TOWN PLANNING LTD

Prepared By Simon Plowman MA MRTPI

07792784924

simon@plan8townplanning.co.uk

REGISTERED IN ENGLAND COMPANY NO. 06279898

M10, MAXRON HOUSE, GREEN LANE, ROMILEY, STOCKPORT, SK6 3JQ

Proportionate Heritage Statement

Two-Storey Side Extension at The Old Dairy, Whitewell Road, Cow Ark,
Clitheroe, BB7 3DG. Prepared for: Mr & Mrs Bonner

Introduction

- 1 This proportionate Heritage Statement should be read alongside the DAS Planning Statement. The property is a barn conversion (converted from agricultural use under planning permission 3/1989/0023) and is located within the designated Forest of Bowland Area of Outstanding Natural Beauty (AONB). The property is not far from a listed building Lees House Farm.
- 2 The proposed development to The Old Dairy includes:
 - A two-storey side extension
 - Reconfiguration of the en-suite layout with an enlarged gable end window
 - Modifications to an existing opening to form new entrance
 - Additional rooflight in Bedroom 3 to increase natural light over the mezzanine level
 - Installation of surface-mounted PV solar panels (12.0m²) on the rear roof slope
- 3 This statement should be read in conjunction with the submitted drawings which illustrate the existing property and the proposed development.

Site and Context

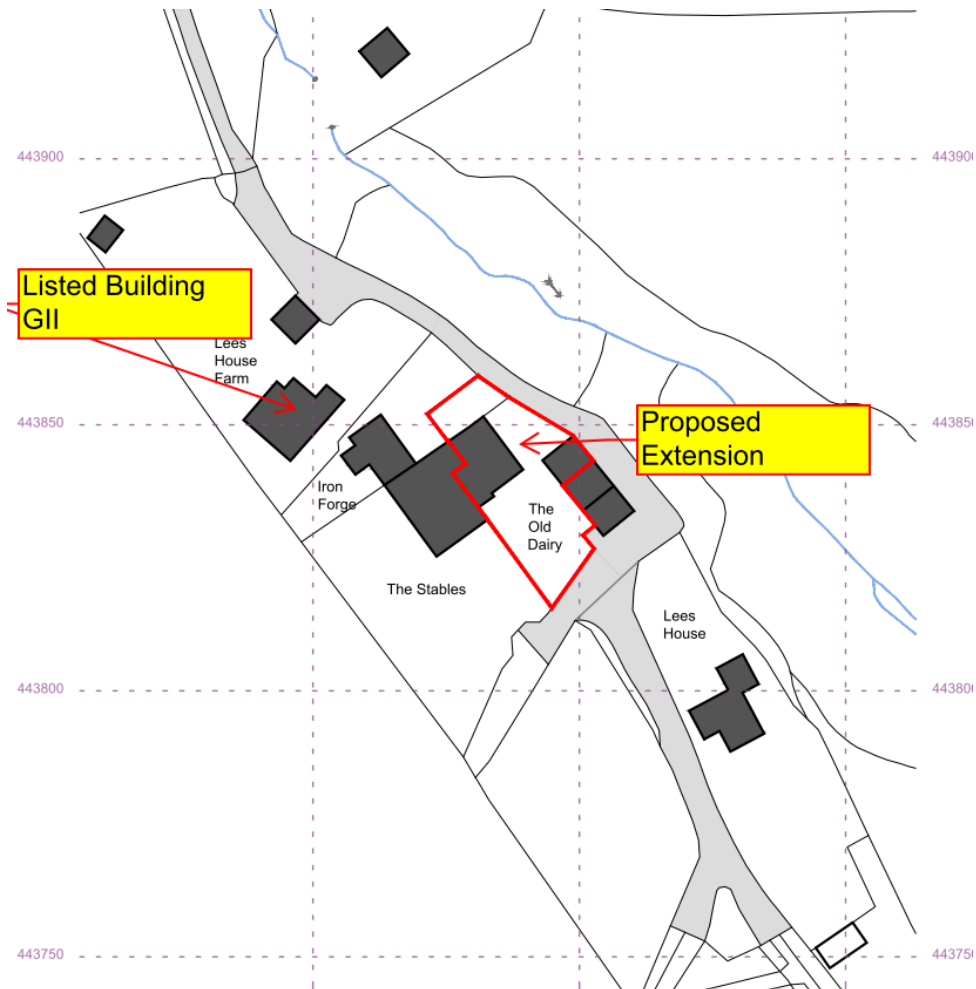
- 4 The Old Dairy is one of three dwellings situated around a shared cobbled courtyard in Cow Ark, within the Ribble Valley area. The property was converted from agricultural use to residential accommodation as part of a group conversion of redundant farm buildings that formed part of a larger farm complex. Lees House Farm being the farmhouse that is listed. The list description states:

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“House, 1678, altered. Sandstone rubble, the left-hand half of the facade rebuilt with squared stone, with slate roof. End-entry plan, 2 units. 2 storeys, 3 bays. The left-hand bay has late C19th windows, slightly chamfered with mullions and with sashed windows with glazing bars: 3 lights with hood on the ground floor and 2 lights on the 1st floor. The central bay has a 4-light mullioned window on each floor, with outer chamfer, inner hollow chamfer, and hood. To the right on the 1st floor, above the door, is a 2-light hollow-chamfered mullioned window with hood. The moulding of the door jambs is continued on the face of the lintel in 3 semi-circular arches. Above is a plaque 'RRB 1678'. There are chimneys on the left-hand gable and between the 2 units. The left-hand gable has a coping and is pebbledashed with rock- faced quoins. At the rear are later outshuts. Inside there are moulded main ceiling beams, and a late stair inside the front door, any evidence for a C17th hearth in this position having gone. The left-hand room has a moulded sandstone parlour fireplace with decorated lintel inscribed '17 RB 18'.”

- 5 Whilst the immediate context comprises the converted buildings of the former farm group, which together create a cohesive group of traditional stone buildings arranged around the central courtyard, it should be noted that the proposed extension is not directly visible from the listed building as noted below there are other separate properties between The Old Dairy and the listed building as the site location plan below shows:

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- 6 The existing building is constructed from local stone with a natural slate roof, characteristic of traditional agricultural buildings in the area. Windows and doors are of painted timber construction, reflecting the authentic character of the conversion while providing modern thermal performance.
- 7 Policies including DMH4 contains guidance primarily focused on new barn conversions, it does establish important principles for the treatment of converted farm buildings, stating that further extensions should not "harm the character or appearance of the building." Reference is made in DMH4 to "Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings." Within HELM guidance it is clear that extensions are supported that are "subordinate in scale and relate to the massing and character of the existing farmstead group." The design approach in the plans presented by Monks Architectural Design follows this ethos.

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- 8 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role. Paragraph 194 of the NPPF advises that planning applications submitted relating to Heritage Assets should bear in mind any designation records and other records. The extract from the list description is copied above.
- 9 The proposal will not have a negative impact upon the setting of the listed building. Lees House Farm is located to the northwest behind The Stables and Iron Forge. Whether The Old Dairy is within the setting of Lees House Farm is questionable, we do not believe it is, but even if one believed that the application property was within the setting the current proposals have very limited, if any, impact upon Lees House Farm or the wider setting of Lees House Farm.
- 10 We also note that Section 72 (1) states that local planning authorities must pay special attention to the desirability of preserving or enhancing the character of a conservation area. We also note that paragraph 197 of the NPPF advises that Council's take account of the following when considering heritage applications:
- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
 - The desirability of new development making a positive contribution to local character and distinctiveness
- 11 Further in terms of the impact upon the heritage asset the guidance surrounding setting of heritage assets is given in the NPPF:
- "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."* (Glossary, NPPF, 2015).

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- 12 Government guidance explains that an assessment of the impact upon heritage assets needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. The definition of Significance (for heritage policy) is:
- “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* (Glossary, NPPF, 2015).
- 13 It seems appropriate to consider the setting over time and the proposed development in context of all current surroundings. The former agricultural buildings have been converted and now with reference to ‘Heritage England: Listed Buildings and Curtilage Historic England Advice Note 10’ there would not be any detrimental change to views of the listed building.
- 14 The appearance of the property can be considered to be altered but unharmed in terms of the heritage asset with the development proposed. The proposed extension could be glimpsed at an angle from the garden of the listed building. Matching materials will mean the proposal would be suitable at this location. When glimpsed the extensions with matching materials to the parent dwelling would appear appropriate given the surroundings. We consider that the proposed extension will not detrimentally change the site or setting of the listed building. We find that due to the siting, design and limited scale the proposal will have such a minimal impact that at worst the impact upon the visual appearance of the area would be that the proposal would result in ‘less than substantial harm to the heritage asset’. The NPPF confirms at Paragraph 202 that:
- “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.....”*
(Para 202 , NPPF).
- 15 However, as stated we believe the proposal does not harm the setting of the heritage asset. The benefits of the proposal are provided by enhanced use of dwelling to match the needs of the property owners. Furthermore, there will be a slight positive impact upon for the economic impact of the area with local building contractors gaining

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employment. The proposal makes efficient use of land. The scheme can be considered to be in accordance with RVBC Planning Policy and the NPPF. This is a sympathetic alteration to an unlisted building which is not within a Conservation Area. We suggest the principle of the proposal is compliant with the policies in the development plan.

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