

HERITAGE STATEMENT

PROPOSED REPAIR AND ALTERATION OF
THE COURT HOUSE
THE GREEN
BOLTON BY BOWLAND
LANCASHIRE
BB7 4NP



Project Ref- 7184
Document Ref- HS-P-1.0 – May 2025



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SECTION 1.0

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of application Listed Building Consent for various repairs and alterations. The repairs to the grade II listed building to halt the current mechanisms for deterioration, whilst taking the opportunity to address various weaknesses and vulnerabilities.

The Old Courthouse is a Grade II listed building for its special architectural and historic interest and bears a build date of 1859 but likely has earlier origins. A lintel located to the west gable end bears the date of 1704 which may be the build date of an earlier structure on the site.

This document is to be read in conjunction with all Sunderland Peacock drawings and all other supporting documents and should not be read in isolation.

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 Old Court House will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the Old Court House.

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

¹ Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework, Page 55, Available at: [chrome-extension://efaidnbmninnbpcjpcglcfindmkaj/https://assets.publishing.service.gov.uk/media/675abd214cbda57cadc3476e/NPPF-December-2024.pdf](https://assets.publishing.service.gov.uk/media/675abd214cbda57cadc3476e/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/>

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on

⁴ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures

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 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁵
- Historic England (2016) Introduction to Heritage Assets - Law Courts and Court Rooms I: The Buildings of Criminal Law⁶
- Historic England (2017) Law and Government Buildings: Listing Selection Guide
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁸

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive

(Online) Available at:

https://www.archaeologists.net/sites/default/files/ClfAS%26GBuildings_2.pdf

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_3.pdf

⁶ Historic England (2016) Introduction to Heritage Assets - Law Courts and Court Rooms I: The Buildings of Criminal Law (Online) Available at: <https://historicengland.org.uk/images-books/publications/iha-buildings-criminal-law/heag140-criminal-courts-aha>

⁷ Historic England (2017) Law and Government Buildings: Listing Selection Guide (Online) Available at: <https://historicengland.org.uk/images-books/publications/dlsg-law-government-buildings/heag113-law-and-govt-lsg/>

⁸ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

I.4 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 design and specification of adaptation, repair and alterations to historic buildings.

SECTION 2.0

SITE ASSESSMENT

2.1 SITE LOCATION AND DESCRIPTION

Bolton by Bowland is a small village located on the east bank of Skirden Beck a few kilometres before its confluence with the Ribble. It lies approximately 9km northeast of Clitheroe and 9km south-east of Slaidburn in the Forest of Bowland National Landscape (formerly Forest of Bowland Area of Outstanding Natural Beauty). The focus of the village is the village green in which stands an ancient stone cross at the junction of four roads; Main Street, entering the village over Skirden Bridge from Sawley and Clitheroe; Gisburn Road, a continuation of Main Street and part of the main thoroughfare, past St Peter and St Paul's Church, through the village to Gisburn; Hellifield Road, a narrow minor road beside Kirk Beck and, finally, an un-named cul-de-sac lane to Nook Laithe.

The Old Courthouse is located on the north side of the Village Green, know as 'School Green' and is accessed by a side road which runs around the perimeter of the green and joins with Gisburn Road at both the east and west sides. The Old Courthouse is set back approximately 7.5m from the edge of the side road and are separated by a stone-built boundary wall. Further stone boundary walling lies to the east and west of the building. To the rear (north) of the building is a small outbuilding which serves as a workshop and store, with a further property under a separate title known as 'The Green' located approximately 13.6m to the north of the listed building and accessed via the existing access road which passes the west side of the listed building. The western half of the site is occupied by a tennis court which is surrounded by shrubs and trees and with further garden areas to the north. Old photography of the site indicates that this was formerly the site of a rectangular three-car garage.

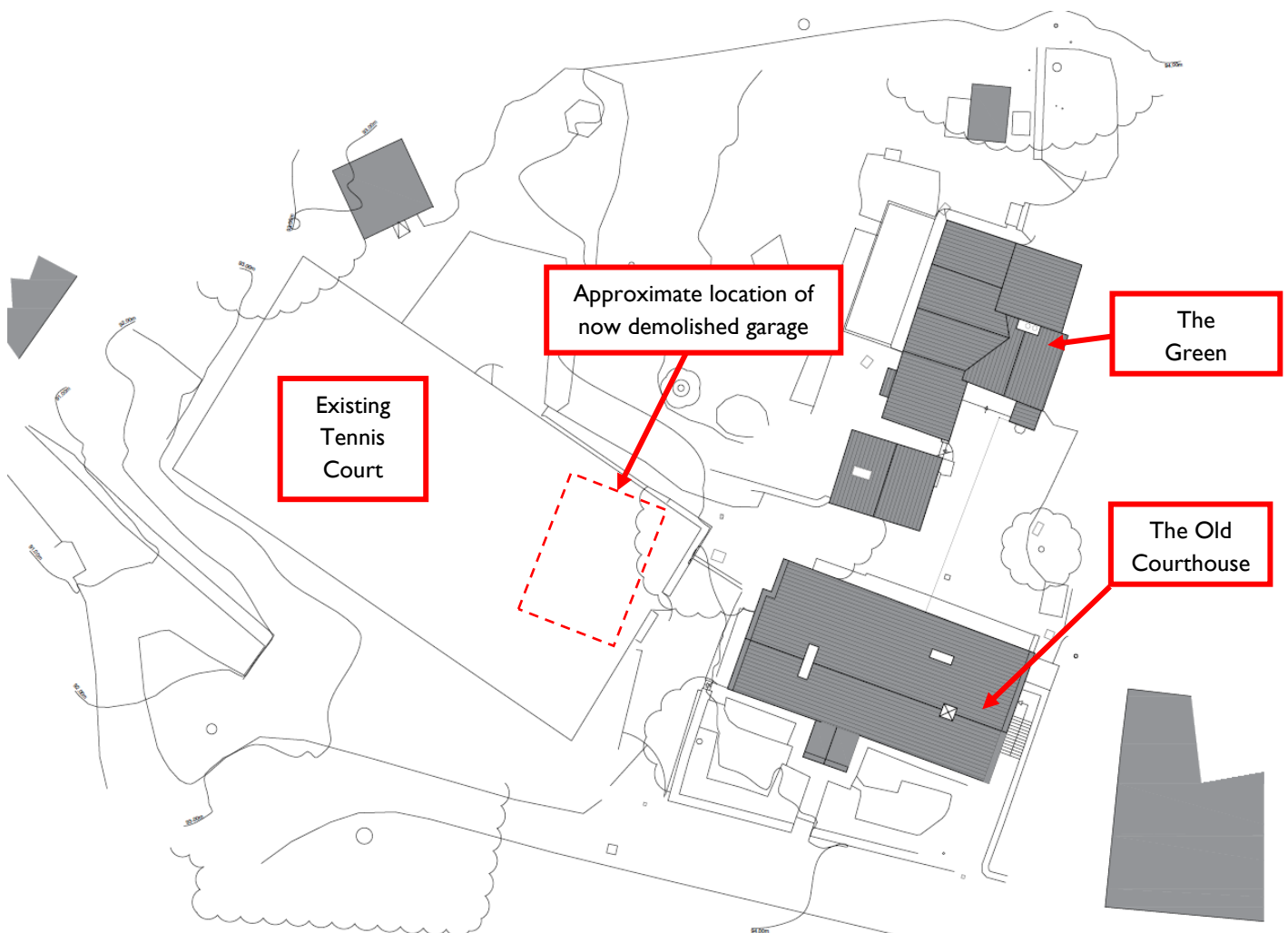


Fig 01: Existing Site Plan



Fig 02: Aerial Photograph showing the Old Courthouse and the now demolished garage building located to the west.

2.2 HERITAGE ASSET DESIGNATIONS

A listed building is a structure of particular architectural and / or historic interest which is considered to be of national importance. Such buildings are therefore deserving of special protection by being placed on the National Heritage List for England (NHLE). There are approximately 500,000 listed buildings on the NHLE.

Listed Buildings are designated one of three categories of 'significance':

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I.
- Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*.
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.

The Old Courthouse is a grade II listed building and is 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 1st March 1983 and the list entry for the building is provided within Appendix A of this report.

2.3 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. Little appears to be known about the existing building as well as any predecessor building, however The Old Courthouse is mentioned within some local history texts namely;

- Pallister, J. (2023) Our Craven Parish – Bolton by Bowland: Through Times Ancient Towards Modern Times
- Barnes, S. (1958) Bolton by Bowland: A Guide to the Village

The extant building has a date stone with the inscription HALME 1859 suggesting that this is when the extant building was constructed. The initials are of Henry Anthony Littledale and his wife Mary Elizabeth (Armytage) the then owners of Bolton Hall. According to Pallister (2023) the building was constructed by and at the expense of the West Riding. Local history texts suggest that a row of cottages and a shop previously stood on the site of the Old Courthouse and it is possible that the extant building incorporated parts of these into its construction, however this may contradict other published sources which state

that the extant building was constructed as a new building. However no other evidence has been found to confirm this. A lintel inscribed 1704 HMR is present to the west gable of the Old Courthouse and is considered to have been taken from one of these earlier cottages which belonged to Henry Riley. It is thought that at least some of the fabric from earlier buildings has been reused in the 1859 building of the courthouse.

The building served two historic functions, firstly as a courthouse which was located at first floor level in the eastern half of the building and was accessed by the existing set of external stone steps to the east gable end. Here the local Bowland magistrates presided over petty sessions, cases involving small claims and petty criminals. Beneath the courtroom to the east side of the ground floor level would have been a number of cells.

The west half of the building served as the dwelling of the local police inspector in order to maintain a police presence in the village. In 1861, the dwelling was occupied by Police Inspector Thomas Merrick and his family.

By the middle of the mid-20th century the building was in poor condition and intervention was required to address the condition of the roof and as a result the building remained unused. By 1960 proposals were put forward for the conversion of the building into a new village hall. However, this never materialised and it appeared that the local community was content with its demolition and the construction of a new purpose built village hall. The building would eventually be restored and converted for use as a dwelling.

Historic OS mapping dating from before the 1859 building of the Old Courthouse, shows a building on the site of the Old Courthouse which has a similar overall building footprint and is similarly positioned within the site. The overall building is 'L' Shaped, with a projecting structure to the front south elevation. Further possible structures are shown close to the south west and north east corners of the building.



Fig 03: Extract from 1:10560, scale map of 1850

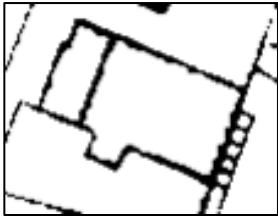


Fig 04: Extract from 1:2500, scale map of 1894.

The later and more detailed mapping from 1894, following the construction of the Old Courthouse, shows the overall building footprint as it is today. No significant changes appear to be shown on subsequent OS mapping of the site.



Fig 05: Image of an Historic Photograph of the Old Courthouse taken c. early 20th century (image provided by client)

Given the similarities between the extant building and the predecessor structure, as indicated by historic mapping, it is possible that the earlier structure may have been remodelled or rebuilt as part of the building of the courthouse and may not be as a result of the construction of an entirely new building and earlier building fabric does appear to be present within the building. However, this would require further investigations to determine.

A number of 20th century works were undertaken to the building, prior to its listing, to address concerns relating to its poor condition and to facilitate its successful conversion into dwelling. Such works included;

- replacement of the roof structure and associated re-roofing works.
- removal of the chimney stack to the east gable.
- raising of the floor to the former courtroom with associated alterations to fireplace and doorway.
- installation of areas of concrete flooring.
- changes to historic plan form to suit use as a dwelling.

This will have resulted in the loss of historic fabric and will negatively impact the historic and archaeological values of the building.

SECTION 3.0

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁹ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of the building so that the proposals for change can be informed by the level of significance it possesses and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the building and both archival and desk-based research. It takes into consideration the significance of the barn as well as the contribution made by its setting.

The following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice; to provide a summary statement of significance.

Archaeological interest: “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”¹⁰

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.”¹¹

Historic Interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹²

3.2 SUMMARY STATEMENT OF SIGNIFICANCE

The Old Courthouse is an example of a mid - 19th century building dedicated to serving as both a local courthouse and accommodation for the local police inspector. Its formal designation as a grade II listed building, places it within the 91% of listed buildings and suggests it is a building of importance from a national perspective in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form its overall significance.

The extant building was built in 1859 as suggested by the date stone located over the front entrance doorway to the two-storey porch. It is possible that the existing building was created though through the re-building or remodelling of an earlier structure. This is suggested by the presence of earlier fabric present to the building including a 17th century five-light mullioned window, an early 18th century stone lintel inscribed ‘1704 HMR’, a 17th century timber balustrade with turned balusters as well as later 19th century fabric (internal and external) which appears to be contemporary with the 1859 build date.

The building serves as an example of a rural law court, with associated police accommodation, where petty sessions cases were heard which dealt with minor criminal proceedings. Petty sessions courts originated in the Middle Ages as a means of dealing with

⁹ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic).

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

¹¹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

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

administrative matters and minor offences and has since evolved into the present day Magistrates Court System.

The building is prominently located and is sited centrally on the north side of School Green, reinforcing its hierarchical status amongst the surrounding low status buildings.

The building is relatively large in size and is built largely from limestone with sandstone dressings, a homogenous characteristic amongst buildings within the village. The building draws inference from the gothic style, a style prevalent amongst such buildings in the second half of the 19th century. However, the gothic appearance of the building is stark and restrained and limited to the appearance of window and door openings. Window openings have been built using chamfered surrounds and mullions, with segmental jambs and limited use of stone hood moulds. This is the same to door openings which also have pointed arches as well as stone hood moulds. Whilst the courtroom windows are of similar construction, they are taller in height and are comprised of 'six over six' sliding sash windows with sash horns, and would have allowed large amounts of natural lighting to the court room. A lesser degree of detailing is present to the openings on the rear north elevation.

Other than its name, the building possesses very few features pertaining to its use as a courthouse, with no features present within the courtroom itself, and much was likely lost as part of the building's conversion to a dwelling prior to listing. However, two former cell doors have been retained to the ground floor of the property. There is also a royal coat of arms mounted over the fireplace within the former court room. The building has retained a few other features of interest including a 17th century five-light mullioned window, an early 18th century stone lintel inscribed '1704 HMR' and a 17th century timber balustrade with turned balusters as well as later 19th century fabric (internal and external) which appears to be contemporary with the 1859 build date.

A number of 20th century works were undertaken to the building, prior to its listing, to address concerns relating to its poor condition and to facilitate its successful conversion into dwelling. Such works included;

- replacement of the roof structure and associated re-roofing works.
- removal of the chimney stack to the east gable.
- raising of the floor to the former courtroom with associated alterations to fireplace and doorway.
- installation of areas of concrete flooring.
- changes to historic plan form to suit use as a dwelling.

This will have resulted in the loss of historic fabric and will negatively impact the historic and archaeological values of the building.

SECTION 4.0

PLANNING POLICY CONTEXT

4.1 NATIONAL LEGISLATION

Planning and Compulsory Purchase Act 2004

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 Requires that planning applications are determined in accordance with the Development Plan which in this case is the Ribble Valley Adopted Core Strategy.

The Planning (Listed Building and Conservation Areas) Act 1990 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

The application site is located within the defined boundary of the Bolton by Bowland Conservation Area. The conservation area was formerly designated on 15th July 1974 and benefits from statutory protection within the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

Section 72 of the Act states that;

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

4.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2024, which sets out the Governments 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.

4.3 LOCAL PLANNING POLICY

Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028 (adopted December 2014)

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028 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 CABE /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 SSSIS 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.

I. 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; 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.

Policy DME5 Renewable Energy

The borough council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. In assessing proposals, the borough council will have particular regard to the following issues:

1. The immediate and wider impact of the proposed development on the landscape, including its visual impact and the cumulative impacts of development.
2. The measures taken to minimise the impact of the proposals on residential amenity.
3. The potential benefits the proposals may bring.
4. The visual impact of the proposals, including design, colour and scale.
5. The degree to which nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside can be minimised.
6. National or local targets for generating energy from renewable sources and for reducing carbon emissions as specified within policy DMG1.
7. The potential impact on biodiversity.

The council will require decentralised and renewable or low carbon energy in new developments to meet national standards

Development proposals within or close to the AONB, sites of special scientific interest, special areas of conservation

and special protection areas, notable habitats and species, local nature reserves, biological heritage sites or designated heritage assets and their setting will not be allowed unless:

1. The proposals cannot be located outside such statutory designated areas
2. It can be demonstrated that the objectives of the designation of the area or site will not be compromised by the development
3. Any adverse environmental impacts as far as practicable have been mitigated

Bolton by Bowland Conservation Area Appraisal (2005)

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Bolton by Bowland Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area.

Bolton by Bowland Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Bolton by Bowland Conservation Area.

SECTION 5.0

HERITAGE IMPACT ASSESSMENT

5.1 ASSESSMENT CRITERIA

To understand the effect of the impact on the heritage values of the Barn, the following assessment provides a comparable analysis of the heritage value against the level of impact.

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.

5.2 HERITAGE IMPACT ASSESSMENT

PROPOSED WORKS	IMPACT ON LISTED BUILDING	IMPACT ON CONSERVATION AREA
1.0 CHIMNEY STACKS		
1.1 Repair / rebuild chimney stacks as required, replace / repair leadwork as required. Repair existing leadwork.	Minor Beneficial: The proposed works will address various defects identified to the chimney stacks and will prevent further deterioration and water ingress therefore safeguarding historic fabric.	Neutral: The chimney stacks will be retained as a feature of the listed building and conservation area.
1.2 Repair / replace existing leadwork to the timber cupola and repaint in black.	Minor Beneficial: The proposed works will address various defects identified to the cupola and will prevent further deterioration and water ingress therefore safeguarding historic fabric.	Minor Beneficial: The cupola will be retained as a feature of the listed building and conservation area with a minor enhancement to the overall character and appearance of the conservation area.
2.0 ROOF STRUCTURES AND COVERINGS		
2.1 Remove vegetation, full re-roof with replacing any damaged stone slates to match existing.	High Beneficial: The proposed works will address various defects identified to the roof and will prevent further issues whilst safeguarding historic fabric.	Neutral: No specific impact on the character and appearance of the conservation area.
2.2 Re-bed, repoint ridge tiles. Replace defective ridge tiles as required.	Minor Beneficial: The proposed works will address various defects identified to the roof and will prevent further issues whilst safeguarding historic fabric.	Neutral: No specific impact on the character and appearance of the conservation area.
2.3 Re-bed, repoint stone verge copings.	Minor Beneficial: The proposed works will address various defects identified to the roof and will prevent further issues whilst safeguarding historic fabric.	Neutral: No specific impact on the character and appearance of the conservation area.
2.4 Lead coverings to verge of porch roof to be removed and existing stone copings (assumed underneath) to be re-bedded.	Minor Beneficial: The proposed works will address various defects identified to the roof and will prevent further issues whilst safeguarding historic fabric. The removal of the leadwork will better reveal the underlying stonework resulting in enhancement and reinstatement of the previous aesthetic.	Neutral: No specific impact on the character and appearance of the conservation area.
2.5 Existing flat roof to the rear of the external stone staircase to be re-roofed.	Neutral: The proposed works will address various defects identified to the roof and will prevent further issues whilst safeguarding historic fabric.	Neutral: No specific impact on the character and appearance of the conservation area.

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| 2.6 | Remove exiting flue to the rear north roof slope. | Minor Beneficial: The removal of the flue will provide a minor enhancement to the north elevation of the listed building. | Neutral: No specific impact on the character and appearance of the conservation area. |
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3.0 RAINWATER GOODS

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| 3.1 | Existing rainwater goods to overhauled and replaced as required with new heritage cast iron rainwater goods in black to match existing. All existing hoppers to be retained and repainted. Installation of new additional downspouts as per drawings. | High Beneficial: Will result in improved function to the rainwater good and addresses weakness and vulnerability. Will result in enhancement to the external appearance of the listed building. | Minor Beneficial: Will result in minor enhancement to the overall character and appearance of the conservation area. |
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4.0 EXTERNAL WALLS

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| 4.1 | Review of gable walls, remove vegetation and repoint in lime mortar throughout. | High Beneficial: The proposed works will address the condition of the walling and will prevent further issues whilst safeguarding historic fabric. | Neutral: No specific impact on the character and appearance of the conservation area. |
| 4.2 | Remove render to the west elevation and repoint existing stonework in lime mortar. | High Beneficial: The proposed works will address the condition of the walling and will prevent further issues whilst safeguarding historic fabric. The render appears to be a modern attempt of providing weatherproofing to the wall. | Neutral: No specific impact on the character and appearance of the conservation area. |
| 4.3 | Existing west wall to the south elevation porch to be underpinned due to subsidence in accordance with Structural Engineers Design, Details and Specification. | High Beneficial: The proposed works will address various defects identified and will prevent further deterioration whilst safeguarding historic fabric. | Neutral: No specific impact on the character and appearance of the conservation area. |

5.0 INTERNAL WALLS AND PARTITIONS

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| 5.1 | Installation of new internal stud walls to form new ground floor plant room, pantry, and back kitchen. Removal of partition forming cupboard to former cell door in existing dining room. | High Beneficial: Re-establishes lost elements of historic plan form of the former cells. | Neutral: No specific impact on the character and appearance of the conservation area. |
| 5.2 | Re-configuration of existing ground to first floor staircase. First floor balustrade to be retained. | Minor Beneficial: This will allow for enhanced functioning, circulation and use of the building. | Neutral: No specific impact on the character and appearance of the conservation area. |
| 5.3 | Blocking up of existing ground floor WC doorway and formation of new internal doorway to the repurposed Study. | Minor Beneficial: This will allow for enhanced functioning, circulation and use of the building. | Neutral: No specific impact on the character and appearance of the conservation area. |
| 5.4 | Remove existing internal north stud wall to the first-floor bedroom 01 | Minor Beneficial: This will allow for enhanced functioning, circulation and use of the building. | Neutral: No specific impact on the character and appearance of the conservation area. |

5.5	Remove existing first floor staircase and form new staircase leading to second floor.	Minor Beneficial: This will allow for enhanced functioning, circulation and use of the building.	Neutral: No specific impact on the character and appearance of the conservation area.
5.6	Form new internal stud wall to the north side of first floor bedroom 01.	Minor Beneficial: This will allow for enhanced functioning, circulation and use of the building.	Neutral: No specific impact on the character and appearance of the conservation area.
5.7	Remove existing steps and infill existing door opening to the first floor living room.	Moderately Beneficial: Re-establishes earlier plan form by infilling modern door opening.	Neutral: No specific impact on the character and appearance of the conservation area.
5.8	Form new doorway into the first floor living room.	Minor Beneficial: This will allow for enhanced functioning, circulation and use of the building.	Neutral: No specific impact on the character and appearance of the conservation area.
5.9	Remove internal stud wall to existing first floor landing and shower room.	Minor Beneficial: This will allow for enhanced functioning, circulation and use of the building.	Neutral: No specific impact on the character and appearance of the conservation area.
5.10	Form new internal stud wall to the north side of second floor bedroom 03 as part of new first floor staircase.	Minor Beneficial: This will allow for enhanced functioning, circulation and use of the building.	Neutral: No specific impact on the character and appearance of the conservation area.
5.11	Form new internal stud wall lining with timber stud and insulation on new insulated slab to existing rear outbuilding.	Neutral: The existing outbuilding is of very limited significance and the proposed works are not expected to have a detrimental impact on the outbuilding or the setting of the Old Courthouse.	Neutral: No specific impact on the character and appearance of the conservation area.
5.12	Alterations to existing door way to the south elevation of the existing rear outbuilding.	Neutral: The existing outbuilding is of very limited significance and the proposed works are not expected to have a detrimental impact on the outbuilding or the setting of the Old Courthouse.	Neutral: No specific impact on the character and appearance of the conservation area.
5.13	Installation of new conservation roof light and new window opening to the existing rear outbuilding.	Neutral: The existing outbuilding is of very limited significance and the proposed works are not expected to have a detrimental impact on the outbuilding or the setting of the Old Courthouse.	Neutral: No specific impact on the character and appearance of the conservation area.
5.14	Formation of new en-suite to bedroom 5 to replace cylinder cupboard.	Negligible: The harm to the fabric of the building will be negligible in that the small wall penetrations that are required for pipework and ducting are only minor in nature and scale and only require a small amount of fabric from the external wall to be removed. The proposed shower room is to be located in an area of the building already used as a shower room but will be reduced in size to	Neutral: No specific impact on the character and appearance of the conservation area.

form a bedroom. The proposed shower room is to be small in size and is considered to be the minimum required by the client and will have a minimal impact on plan form. There are no historic skirting boards or cornices to be affected by the proposed stud walling. The proposed shower room will improve the level of internal accommodation / facilities within the building and provide an enhanced function.

6.0 FLOORS

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| 6.1 | Existing concrete ground floor slab to be removed to allow for new underfloor heating installation to ground floor throughout. | Neutral: The existing floor is concrete and is modern. No removal / significant harm to historic fabric expected. | Neutral: No specific impact on the character and appearance of the conservation area. |
| 6.2 | Remove existing ground floor cracked concrete floor, due to subsidence and replace with new insulated floor build up and underfloor heating. | Minor Beneficial: The existing floor is cracked and no longer fit for purpose and a new floor is required. No removal / significant harm to historic fabric expected. | Neutral: No specific impact on the character and appearance of the conservation area. |

7.0 WINDOWS AND DOORS

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| 7.1 | Remove existing modern window and shutter to the north side of the existing ground floor kitchen and infill opening with matching stonework. | Minor Beneficial: Minor enhancement to the listed building through removal of the of harmful modern window shutter and window, with harmful modern proportions. Introduction of stonework to match the existing the rear elevation. | Neutral: No specific impact on the character and appearance of the conservation area. |
| 7.2 | Review and repair existing windows as required. | Minor Beneficial: Minor enhancement to the listed building through improved appearance of windows. | Minor Beneficial: Minor enhancement to the conservation area through improved appearance of windows. |

8.0 DRAINAGE

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| 8.1 | Full review of existing system to be cleared and repaired as required. | Neutral: No specific impact on the fabric, character, and overall significance of the listed building. | Neutral: No specific impact on the character and appearance of the conservation area. |
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9.0 SERVICES

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| 9.1 | Re-wire of existing building throughout. | Neutral: Rewiring is required in order to upgrade the existing electrical installation in accordance with modern standards and to ensure its safety. Existing cable routes | Neutral: No specific impact on the character and appearance of the conservation area. |
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should be used as well as existing light, switch, and socket positions to avoid the need for destructive wall chasing. Wall mounted trunking / conduits should also be avoided.

9.2 Replacement of oil-fired central heating system with 3no air source heat pump and underfloor heating to ground floor.

Neutral: The air source heat pump is discreetly located to the rear of the listed building so as to reduce its visual impact. The installation of a renewable energy source will reduce the buildings carbon emissions and energy use improving the overall energy efficiency of the building.

Neutral: No specific impact on the character and appearance of the conservation area.

9.3 Installation of new WC and WHB to the ground floor with associated hot and cold water supplies and drainage.

Neutral: All new pipe runs, including hot / cold water supplies and foul drainage are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling. Waste pipes which are to pass through the external walling of the building will require a core drilled wall penetration which will result in the removal of a small / negligible amount of historic fabric

Neutral: No specific impact on the character and appearance of the conservation area.

10.0 EXTERNAL WORKS

10.1 Removal of existing tennis court fencing and return to lawn and parking area.

High Beneficial: The removal of the tennis court will improve the openness of this area of the site and provide a beneficial improvement to the setting of the listed building.

High Beneficial: The removal of the tennis court will improve the openness of this area of the site and provide a beneficial improvement to the character and appearance of the conservation area.

10.2 Proposed new timber entrance gates.

Neutral: No specific impact on the fabric, character, and overall significance of the listed building.

Neutral: No specific impact on the character and appearance of the conservation area.

10.3 Proposed new garage building.

Neutral: The proposed structure is modest in scale and appearance so as not to compete with the status of the listed building. The garage is to be located on the former site of a large three storey garage and will be located approximately 14m to the west of the listed building so as to reduce visual impact and impact on setting.

Neutral: No specific impact on the character and appearance of the conservation area. The car port will be well screened from the public realm by existing planting and will have no specific impact on the character and appearance of the conservation area.

10.4 Associated external landscaping works.

Minor Beneficial: No specific impact on the fabric, character, and overall significance of the

Neutral: No specific impact on the character and appearance of the conservation area.

listed building. Improvements to the setting of the listed building.

10.5 Boundary wall to external steps - remove vegetation and repair as required.

Minor Beneficial: Minor enhancement to the listed building through improved appearance and condition.

Neutral: No specific impact on the character and appearance of the conservation area.

5.3 SUMMARY OF PUBLIC BENEFITS

Based on the heritage impact assessment it is considered that the proposals will result in less than substantial harm to the listed building and conservation area.

Paragraph 214 of the National Planning Policy Framework (NPPF) 2024, requires that less than substantial harm to Designated Heritage Assets be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable development – The sustaining of the buildings optimum viable use as a family home, is consistent with the conservation of the building, through repair and interventions. (Heritage Benefit).
- The proposals include various repairs and enhancements which seek to remove risks and vulnerabilities to the fabric of the listed building as well as provide enhancement to the external character of the building as well as the character and appearance of the conservation area (Heritage Benefit).
- Works are to be undertaken which will improve the energy efficiency of the building resulting in an overall reduction in energy usage and reliance on fossil fuel energy sources.
- Employment of building consultants and local contractors to facilitate the conversions works (economic benefit).

It is considered that the above public benefits outweigh the low level of harm caused to the listed building and the level of harm caused does not warrant the refusal of planning permission and listed building consent on heritage grounds. The proposals are in accordance with the policies of the Ribble Valley Core Strategy as the significance of the building will be sustained. The proposals will remove various risks to the building fabric and provide significant enhancement to its character and therefore an increased positive contribution to the overall character and appearance of the Bolton by Bowland Conservation Area.

APPENDIX A

LIST ENTRY: THE OLD COURTHOUSE

House, 1859 with earlier remains. Rubble, mainly limestone, with sandstone dressings, and stone slate roof. 3 storeys to left of porch, 2 to the right. Furrowed quoins. To the right of the porch is a 5-light C17th mullioned window with inner hollow chamfer and outer chamfer. To the right are 2 windows with glazing bars and chamfered stone surrounds. On the 1st floor are 3 large sashed windows with glazing bars in chamfered stone surrounds with hoods. Beneath the sills is a string course. To the left of the porch the windows are all C19th with furrowed tooling on chamfered stone surrounds and with mullions. On the ground floor are 3 tall 3-light windows. On the 1st floor are ones of 3 lights and 2 lights. On the 2nd floor are ones of 2 lights and 3 lights. The gabled porch is of 2 storeys with a 2-light mullioned window of C19th type on the 1st floor. The door surround is chamfered in 2 orders with a pointed arch and square hood mould. Above is a plaque: 'HAL.ME 1859' The roof above the right-hand part of the facade has a square louvre with a weather vane. The right-hand gable has external stone steps to a 1st floor door similar to that to the porch. The left-hand gable has a shaped lintel re-set over a doorway, inscribed '1704 HMR'.

APPENDIX B

BOLTON BY BOWLAND CONSERVATION AREA: DEFINITION OF SPECIAL INTEREST

The special character of the Bolton by Bowland Conservation area is derived from the following:

- Kirk Beck and its stone bridges;
- The Church of St Peter and St Paul (grade I) elevated above Main Street and Hellifield Road;
- Long association with the Pudsay family;
- Medieval unplanned, nucleated settlement beside Skirden Beck;
- Architectural and historic interest of the conservation area's buildings, including 21 listed buildings;
- Prevalent use of local building stone;
- Rural setting of the village;
- Two village greens, one with ancient cross and stocks;
- War Memorial and garden;
- Trees, both in the surrounding landscape and beside the road;
- Areas of historic floorscape; • Local details such as the 'YRY IM 1716' datestone at No. 4 Main Street, well head beside Stocks House, finger post beside the bridge and a GR post box; • Colourful summer gardens and floral displays in pots.