

PLANNING AND HERITAGE STATEMENT

FOR THE PROPOSED EXTENSION AND
ASSOCIATED ALTERATIONS TO
GOOSE HILLOCK COTTAGE
COPSTER GREEN



RVA
RIBBLE VALLEY ARCHITECTURE

Ribble Valley Architecture Ltd

1.0 INTRODUCTION

- 1.1 This Planning and Heritage statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Hoyle, it has been prepared as part of a householder planning application which seeks approval for the proposed extension and alterations to Goose Hillock Cottage, Copster Green.
- 1.2 The document has been produced in accordance with the policies set out in paragraph 207 (Proposals affecting heritage assets) of the National Planning Policy Framework: *“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”*.
- 1.3 This statement provides a description of the site and the proposed works, its compliance with the development plan, and an assessment of the potential impact upon the nearby Grade II listed building Bolton Hall.

It is to be read in conjunction with the following planning drawings and documentation:

- 2535 – 01 Existing Floor Plans and Elevations
- 2535 – 02C Proposed Floor Plans, Elevations and Section
- 2535 – 03 Existing and Proposed Site Plans
- Preliminary Bat Roost Assessment Report

2.0 APPLICATION SITE AND SURROUNDING AREA

- 2.1 The application site is located along Park Gate Row, the site features areas of hardstanding and lawn / grassed areas. Nos. 1 – 9 Park Gate Row are located to the north west of the application site with Yu Copster Green Restaurant & Bar located to the south. The Grade II listed building Bolton Hall is located to the west of the application site approximately 110m from Goose Hillock Cottage. The site is bounded by woodlands. The site is located within flood zone 1 (refer to the flood map documentation annexed to the rear of the document).

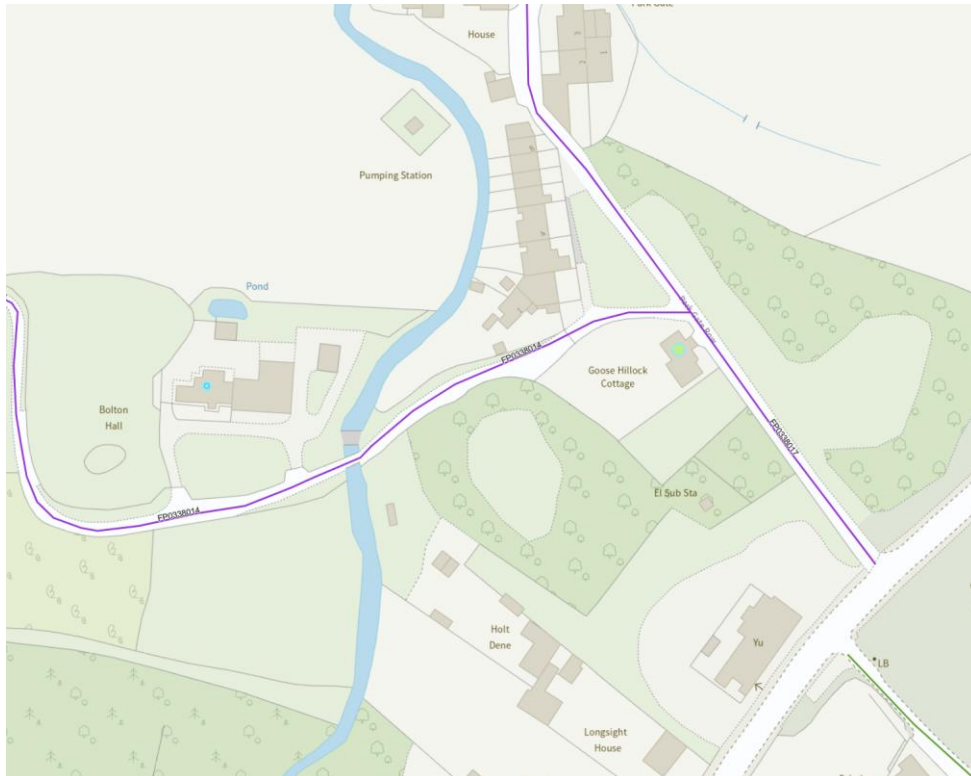


IMAGE 1: MARIO MAP EXTRACT



IMAGE 2: GOOGLE EARTH EXTRACT

3.0 SUMMARY OF PROPOSED WORKS

- 3.1 The proposal comprises of a first floor side extension built up off the existing single storey structure to facilitate a bedroom and en-suite at first floor level. Alterations are proposed to the existing single storey porch lean-to roof and first floor flat roof above the bathroom area to adapt the roof forms to pitched roofs. The existing roof covering requires remediation and it is proposed to remove the existing roof covering and replaced with natural slate. Additional associated alterations are proposed to include alterations to external windows and doors.
- 3.2 The design has taken reference from the host dwelling and surrounding context to create a proposal that is in keeping with the existing property and area.
- 3.3 A limited palette of materials to match the existing property materials have been utilised to ensure the proposal is in keeping with the existing dwelling and properties in close proximity.



IMAGE 3: EXISTING AND PROPOSED ELEVATIONS

4.0 PLANNING HISTORY

- 4.1** The council's online planning register indicates there is no record of any previous planning history for Goose Hillock Cottage.

5.0 HERITAGE ASSET DESIGNATIONS

- 5.1 The heritage asset designation is the nearby Grade II listed building Bolton Hall.
- 5.2 Bolton Hall is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
- 5.3 Listing Description:

House, 1655. Sandstone rubble with stone slate roof. 2 storeys, 3 bays. Lobby-entry plan. Windows mullioned, double-chamfered with hoods. They are of 5 lights except for those to the 2nd bay which are of 7 lights, all with diamond leading. Between the 2nd and 3rd bays is a 2-storey porch under a catslide roof. Its 1st floor oversails and has a 2-light window in the right-hand return wall. The door has a chamfered surround. The lintel was inscribed 'LBM 1655' (VCH) but all trace of this has been destroyed by sand blasting. Chimneys in line with porch and on left-hand gable, which is coped with kneelers. The front elevation has inappropriate strap pointing. At the rear is a blocked 1st floor window which had timber mullions. Inside, all 3 ground-floor rooms have chamfered axial beams, the right-hand room with exposed chamfered and stopped common joists. The middle room has an inglenook with chamfered and stopped bressumer and stone jamb. A similar fireplace backing onto it in the right-hand room has been partly blocked and part of the bressumer removed. The left-hand room has a chamfered Tudor-arched parlour fireplace. In the right-hand 1st floor room part of a blocked chamfered fireplace is visible. The roof trusses are constructed from re-used crucks. In the loft a stepped 3-light mullioned window in the right-hand gable now faces into the adjoining barn.

- 5.4 Summary of significance:

Bolton Hall is a building of significance, recognised by its grade II listed status.

“This is one of the smaller Elizabethan old halls which have degenerated into farmhouses. At one time it was the residence of a Tudor gentleman with its outer walls still having old mullioned windows with diamond patterned glass in the 1920’s with its porch lintel bearing the initials L. B. (Lancelot Bolton) 1655. Nothing remains of the interior and its original carved oak furniture which required an army of domestics to clean. The hall was held for a number of generations by the Bolton family which is of very ancient stock whose pedigree can be traced back to the Norman Conquest with the name suggesting a lineal connection to Saxon proprietors of the earldom of Mercia. The earliest reference to a Bolton was Ulfred de Bolton who lived in Henry 1 time and held Bolton Hall in Bowland which can be regarded as the parent seat from which many Boltons came from with a roll of honourable descendants. The earliest mention of Bolton of Salesbury can be found in 14th century records when they settled at Lovely Hall and Copster with the Copster Estate remaining in the family till the

18th century when the family was involved with the Jacobite Rebellion of 1715 and the estate may have been sequestered or passed on when some members of the family emigrated to America”.

From Cotton Town (Blackburn with Darwen Council)

Available at: <https://www.cottontown.org/Housing/Parish%20histories/Pages/SALESBURY-AREA,-A-HISTORY-.aspx>

6.0 PLANNING POLICY

6.1 STATUTORY LEGISLATION

The planning (Listed Buildings and Conservation Areas) Act 1990 applies, specifically section 66 and 72.

“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.”

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

6.2 NATIONAL PLANNING POLICIES

The relevant national planning Policies are contained within the National Planning Policy Framework (2024), Section 16 (Conserving and enhancing the historic environment) Paragraphs 202 to 221.

“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.”

6.3 LOCAL PLANNING POLICIES

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014):

Key Statement EN5: Heritage Assets

“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. This will be achieved through:

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *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

Core Strategy Policy DMG1: General Considerations requires development to “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 (and) 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”.

Policy DMH5: Residential and curtilage extension

Core Strategy Policy DMH5: Residential and curtilage extension advises that extensions and alterations to existing dwellings must accord with policy DMG1 and any other designations relevant to the site.

Policy DME4: Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

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. 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.

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.”

7.0 TECHNICAL CONSIDERATIONS

7.1 Residential Amenity

The proposed works do not compromise the amenity of adjacent properties and would not result in a loss of light. The proposal complies with the requirements of policies DMH5 and DMG1 in this respect.

7.2 Highways and Parking

There is sufficient parking within the vicinity of the application site to provide the required number of off road parking for a four bedroom dwelling. There are no highway or vehicular parking issues associated with the proposals.

7.3 Waste Storage

The proposals do not affect the existing arrangement for the storage and collection of domestic waste.

7.4 Ecology and Trees

A preliminary bat roost assessment has been undertaken and associated report submitted as part of this application. The proposed extension and alterations raise no adverse issues regarding ecology, protected species or trees.

8.0 HERITAGE IMPACT ASSESMENT

- 8.1** The salient alteration proposed to the residential dwelling (Goose Hillock Cottage) is the first floor infill extension. The infill extension has been designed to be in keeping with the host dwelling and area. Goose Hillock Cottage is bounded by woodlands around the majority of the application site apart from to the north west which allows uninterrupted views between Goose Hillock Cottage and Nos. 1 – 9 Park gate row.

The residential properties of Goose Hillock Cottage and the Grade II listed Bolton Hall are positioned approximately 110m apart, with an area of woodland positioned between both properties, the significant distance between both properties and the screening provided by the woodlands ensures there is no visual inter-relationship between the properties and ensures the proposals do not have a negative impact on the Grade II listed Bolton Hall or the setting of the listed building.

In addition accounting for the distance between properties and screening from the area of woodland the adaptation of the existing flat and lean – to roofs to pitched roofs, re-roofing the property in natural slate and alterations to external windows and doors will not have a negative impact on the Grade II listed Bolton Hall or the setting of the listed building.

9.0 SUMMARY

- 9.1** This planning and heritage statement has been prepared to provide a description of the site and the proposed works, its compliance with the development plan and an assessment of the potential impact upon the nearby Grade II listed building Bolton Hall.
- 9.2** In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact and design for the site and surrounding area and will complement the host dwelling. The extension and alteration to the property will use materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposal does not compromise the amenity of adjacent properties. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.
- 9.3** Given the significant distance between Goose Hillock Cottage and the Grade II listed building Bolton Hall and the Woodland situated between both properties the proposed extension and alterations to Goose Hillock Cottage will not have a negative impact on the Grade II listed Bolton Hall or the setting of the listed building.