

Heritage statement
to support planning application for
detached dwelling on land to the rear of
Pimlico House, Mill Lane, Gisburn, Lancashire

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1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council (RVBC) for a detached dwelling with detached garage and outbuilding, and was commissioned by the applicant through his agent A V Town Planning Ltd. The agent is in receipt of pre-application advice from RVBC¹, which has been given due consideration in the present scheme design. The writer visited the site on 23 March 2026.
- 1.2 The site lies just outside the Gisburn conservation area (CA), and also within the vicinity of two grade II listed buildings, all of which are designated heritage assets, whose significance the development has the potential to affect through changes to setting. This statement is therefore required to accompany the application, in accordance with Paragraph 207 of the National Planning Policy Framework.

2 Location

- 2.1 The site (NGR: SD 82721 48782) lies near the western edge of Gisburn village, on the east side of Mill Lane, close to its junction with Main Street (the A59). It comprises a vacant plot facing onto Mill Lane, adjoining a concrete yard to the rear of Pimlico Barn (the premises of Pan Ash Ltd), which forms the western end of a row of five adjoining properties which face south onto Main Street. To the north of the site is the modern residential development of Stable Close, and to the west side of Mill Lane are the premises of the Gisburn Auction Mart.



View of the site (indicated by post and rail fence), from Mill Lane

¹ ref. RV/2025/ENQ/00077

3 Existing site

- 3.1 The site is currently vacant and comprises a level, gravel area enclosed by a fence, but was previously a coach depot, destroyed by fire in the early 21st century.

4 Proposal

- 4.1 The new dwelling would be of two storeys, faced with natural stone, and roofed with natural slate. Its ridge would run parallel to Mill Lane, the west side (front) of the house would be situated close to back of footpath, and its entrance would be in the north gable, facing onto a driveway leading to a detached garage at the north-east corner of the site. There would be a garden to the south and east of the house, containing a detached garden store at the south-east corner of the property.

5 Heritage assets

Gisburn conservation area

- 5.1 RVBC's *Townscape Appraisal Map* for the Gisburn CA shows its boundary to follow the rear line of Pimlico Barn, several metres outside the "red line" edge of the application. It is notable that the map does not identify the barn as a building of townscape merit.



View from the south-west. Buildings facing Main Street fall within the conservation area.

- 5.2 The CA was designated in 1974 and is the subject of a detailed character appraisal², which notes its special interest as deriving from:

² The Conservation Studio 2005 *Gisburn Conservation Area Appraisal*

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
- Its medieval church and churchyard;
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;
- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls.

Listed buildings

- 5.3 "Pimlico House" is a grade II listed building to the south-east of the site³. It is a two-storey vernacular house dated 1705, whose distinctive front elevation to Main Street contains mullioned windows, those to the ground floor with hood-moulds. It has a rear wing whose west face appears to be of rather less architectural or historic interest than the early 18th century front, but the squat, sturdy, and traditionally roofed profile of the building when viewed from the north-west (Mill Lane), does contribute to its significance (and to that of the CA).



Principal elevations of nearby listed buildings, facing Main Street

- 5.4 "Barn adjoining to east of Pimlico House" is also a grade II listed building, further to the south-east of the site⁴. It is believed to be early 19th century but is now in residential use (as 5 and 6 Park Mews), and its Main Street elevation appears to

³ National Heritage List, entry 1072107 <https://historicengland.org.uk/listing/the-list/list-entry/1072107>

⁴ National Heritage List, entry 1072108 <https://historicengland.org.uk/listing/the-list/list-entry/1072108>

have been altered since its historic function ceased. Its east and north elevations are visually separated from the application site by Pimlico House's rear wing.

6 Impact of proposals

- 6.1 Pre-application advice from RVBC (based on a previous version of the scheme, which has since been substantially revised) notes that: *"The proposal site is fully visible within the public realm from Mill Lane and at present is clearly read in concert with the Western edge of the Conservation Area and the Northern profiles of the aforementioned Listed Buildings due to the absence of any built form within the site, with the openness of the proposal site offering a positive contribution to the aforementioned Listed Buildings (and in turn the Gisburn Conservation Area) through providing largely unrestricted views to the rear of the Listed Buildings"*.
- 6.2 Assessment of the current proposals shows that while the presently open nature of the site does indeed permit views from Mill Lane of nearby parts of the CA and Pimlico House, it does not allow any views of "Barn adjoining to east of Pimlico House" (5 and 6 Park Mews). However, these important views would in any case be very largely preserved by the development, which would retain fully the generously wide, open concrete yard to the rear of Pimlico Barn.
- 6.3 The built form of the dwelling, in terms of materials, scale and orientation, would be very much in keeping with the modern houses of Stables Close immediately to the north, so it would be perceived as forming a group with them, an arrangement emphasised by the physical separation provided by the concrete yard from the historic, traditional buildings along Main Street. The built form is also one which would be sympathetic to the nearby heritage assets.
- 6.4 In conclusion, it is considered that no harm to identified heritage assets through changes to their settings would occur from the development, and so the application is entirely acceptable in terms of any impact on the historic environment.

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