



THE OLD STABLES, LOWERGATE, CLITHEROE, LANCASHIRE, BB7 1AD

Design, Access and Heritage Statement

September 2026

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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

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1.0 INTRODUCTION

1.1 OVERVIEW

Sunderland Peacock and Associates Ltd have been commissioned to produce this supporting document as part of forthcoming applications for planning and listed building consent on behalf of our clients, Mr Taylor and Ms Smith.

Planning permission and listed building consent are sought for the following works;

- Dismantling and reconstruction of the boundary wall adjoining the rear of The Old Stables due to its poor condition.
- Dismantling of the existing stone storage shed which adjoins the boundary wall.
- Refurbishment and repair of the existing modern metal staircase to the rear of The Old Stables, including the installation of an additional balustrade to the south-west side of the staircase.
- Installation of a new timber fence along the south-east boundary of the site.
- Installation of a new automatic sliding gate to the south corner of the site with an accompanying stone gatepost.
- Improvements to the existing vehicle access leading from Stanley House to the rear of No.41 Lowergate (Dower House) and St Michael and St John’s Parish Centre, with associated landscaping.

The stables and the adjoining No.41 Lowergate (Dower House) are grade II listed buildings and are located within the Clitheroe Conservation Area.

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with an informed understanding of the significance of affected heritage assets as well as the potential impact of the proposals on their significance.

It is produced in response to policies set out in Policy HE5 (1) of the National Planning Policy Framework, 2026 which states;

“Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.”

This document is produced in accordance with the 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.

1.3 METHODOLOGY

This document has been produced with consideration to 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.
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.
- BS 7913:2013 – Guide to the Conservation of Historic Buildings
- Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.

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
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue
- Clitheroe 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.

1.4 AUTHOR

This document has been written by Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC of Sunderland Peacock and Associates Ltd. Matthew is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds an M.Sc. in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) with experience in heritage planning matters, the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations.

1.5 ACKNOWLEDGEMENTS

We would like to thank our client, Mr Taylor and Ms Smith for this commission.

2.0 SITE ASSESSMENT

2.1 LOCATION

The Old Stables are situated at NGR SD 74428 41772 within the Lowergate of Clitheroe town centre, in the Ribble Valley Borough of Lancashire. Specifically, the building is located on the south side of Lowergate, west of the junction with Candlemakers Court.

2.2 THE IMMEDIATE SETTING OF THE BUILDING

The application site is located to the south-east side of The Old Stables and consists of a stone boundary wall which separates the rear garden of No 41 Lowergate (Dower House) and the yard area to the rear of The Old Stables. The yard area is comprised of a loose gravel and tarmac hardstanding and provides access from the driveway to the nearby Stanley House through to the rear of No.41 (Dower House) and the rear of St Michael and St John’s Parish Centre. Stanley House is located immediately east of the site and is separated by a metal fence. A metal staircase is present to the rear of The Old Stables and provides a means of emergency escape from the first floor of the building. Candlemakers Court, a modern housing development built in the 1980s is located immediately to the south of the site and is separated by a fence line comprising of concrete posts and timber fence panels.

2.3 THE WIDER SETTING OF THE BUILDING

Lowergate runs south-westwards from the town centre, parallel with Castle Street and forms part of the medieval core of the town, marking the eastern edge of the original borough. The buildings on Lowergate are of various heights and styles and in some cases modern shop fronts have been added to older buildings. They are generally stone-built; some having been rendered. There is also a small number of brick-built buildings. The area includes a number of listed buildings comprising; eighteenth and nineteenth century shops and houses, an early nineteenth century warehouse and St Michael and St John’s Roman Catholic School, which dates to 1799 and was formerly the Roman Catholic church.



Fig 01: Plans showing the contextual location of the application site (NTS). Location denoted by red star.

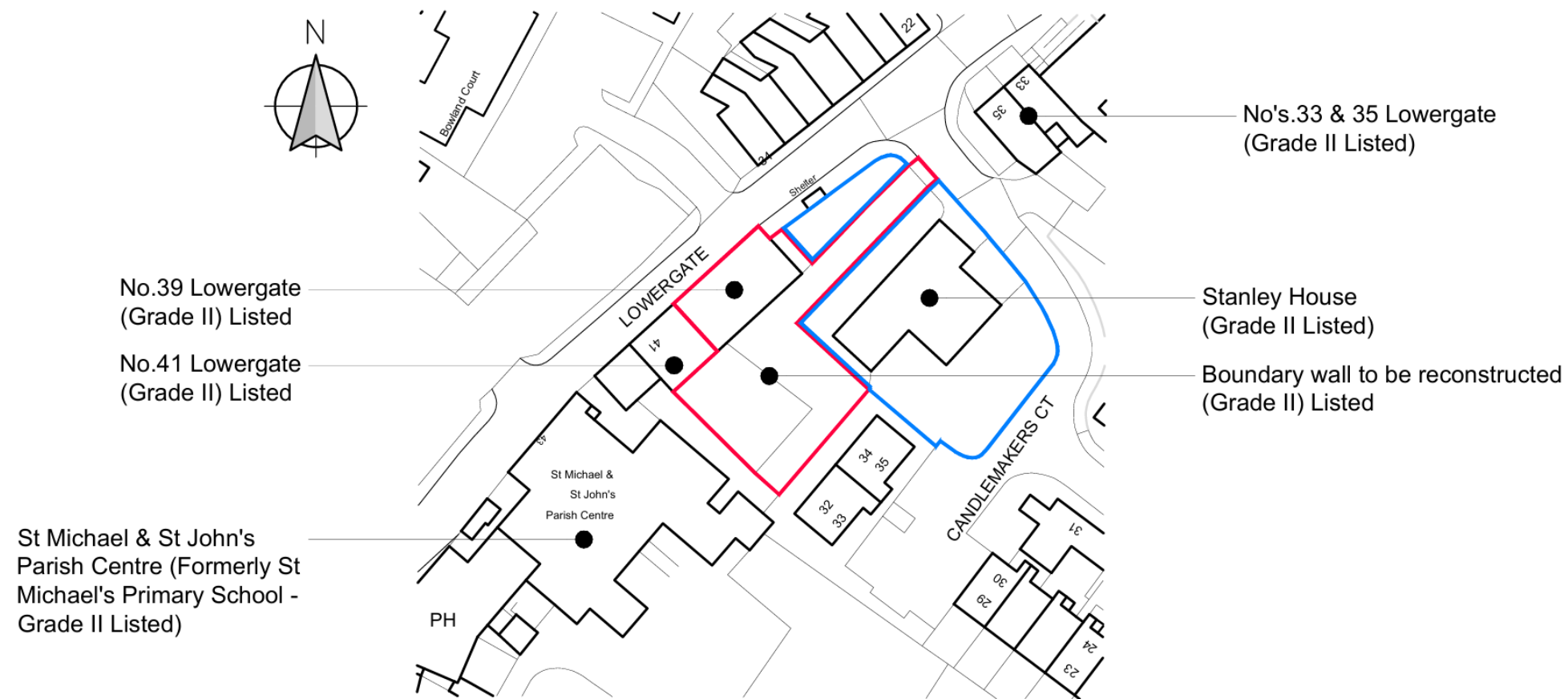


Fig 02: Location Plan showing the position of the application site (NTS).



PL01: View of the boundary wall from the north-east.



PL02: View of the boundary wall from the east.



PL03: View of the boundary wall from the northwest.



PL04: View of the boundary wall from the south.



PL05: View of the stone storage shed adjoining the southwest side of the wall at its southeast end.



PL06: View of the stone storage shed adjoining the southwest side of the wall at its southeast end.



PL07: View northeast along the existing vehicle access route to the rear of No.41 Lowergate (Dower House).



PL08: View southwest along the existing vehicle access route to the rear of No.41 Lowergate (Dower House).



PL09: View of The Old Stables from the southeast.



PL10: View of Stanley House from the west.



PL11: View of No.41 Lowergate (Dower House) from the southeast.



PL12: View of The Old Stables and 41 Lowergate (Dower House) from the east.



PL13: View of The Old Stables and 41 Lowergate (Dower House) from the west.



PL14: View southwest from Candlemakers Court towards the application site.

2.4 HERITAGE ASSET DESIGNATIONS

Listed Buildings

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 Stables 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 30th September 1986 and the list entry for the building is provided within Appendix A.

Several other listed buildings are present within the vicinity of the application site, of which the list entries have been provided within Appendix A of this report. They are as follows;

- No.41 Lowergate (Dower House – Grade II Listed)
- Stanley House (Grade II Listed)
- St Michael and St John’s Parish Centre (Formerly St Michaels Primary School – Grade II Listed)
- Nos. 33 and 35 Lowergate (Grade II Listed.

The law provides that any ancillary object or structure fixed to a listed building is also treated as part of the building, again unless it is otherwise explicitly excluded in the list entry. This means that the boundary wall to the rear of the listed building will also be afforded the same grade II listed status.

Conservation Areas

The application site resides within the defined boundary of the Clitheroe Conservation Area which is a designated heritage asset. The concept of Conservation Areas was established nearly 60 years ago under the Civic Amenities Act 1967. This enables the importance of areas rather than individual buildings to be recognised. In England there are now nearly 10,000 conservation areas which equates to approximately 2.2% of all land in England.

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as "an area of special architectural or historic interest the

character or appearance of which it is desirable to preserve or enhance" and are usually designated by the local planning authority.

The purpose behind Conservation Area designation is not to prevent any further change; but rather to ensure that when change does occur it is carefully and intelligently managed. Conservation area designation introduces some additional controls over the way owners can alter or develop their properties and include;

- The requirement in legislation and national planning policies to preserve and/or enhance, as discussed further in the NPPF and the PPG
- Local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area
- Control over demolition of unlisted buildings
- Control over works to trees
- Limitations on the types of advertisements which can be displayed with deemed consent
- Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)
- Support for the use of article 4 directions to remove permitted development rights where avoidable damage is occurring
- Clarification of archaeological interest, thereby assisting in its protection.

A summary of special interest relating to the Conservation Area is provided within Appendix B of this report.

Non-Designated Heritage Assets

Non-designated heritage assets are locally identified ‘buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. It is important to note that some non-designated heritage assets are equivalent to designated heritage assets in terms of significance.

A number of nearby buildings are identified as ‘Buildings of Townscape Merit’ and as such may be considered to be non-designated heritage assets.

2.5 PLANNING HISTORY

A search of the Ribble Valley Borough Council Planning database has yielded the following results relating to past planning applications for the site in relation to The Old Stables and 41 Lowergate (Dower House). Please note that our search was not exhaustive and older applications could exist.

Application Reference: 3/2014/0054
Address: Dower House Barn, 41 Lowergate, Clitheroe, BB7 1AD
Proposal: Internal renovation and repairs
Decision: Approved with Conditions
Date: 05/03/2014

Application Reference: 3/2014/0231
Address: Dower House, 41 Lowergate, Clitheroe, BB7 1AD
Proposal: Repairs to chimney flashings, refixing loose slates, repairs to the front door step due to the level of Lowergate being raised, cleaning out gutters, replacing 2 no broken pieces of glass in the kitchen window, removal of 2 No modern fireplaces, replacement of a modern bathroom suite, installation of a kitchen, installation of central heating, plaster repairs following removal of modern wallpapers, redecoration of the property. Installation of a fan in the utility room as there is a fixed window, terminating with a terracotta coloured vent. Central heating is to be a wall mounted boiler in the utility room at the rear with the flue being taken out through the gable wall. Raising the level of the modern guard rail to the stairs to comply with building regulations. Installing quilt loft insulation to the flat parts of the ceiling and insulated plasterboard to the sloping sections.
Decision: Approved with Conditions
Date: 08/05/2014

Application Reference: 3/2014/0504
Address: Dower House, 41 Lowergate, Clitheroe, BB7 1AD
Proposal: Discharge of conditions 3 - material specifications and Condition 4 - Justification in respect of listed building consent 3/2014/0231
Decision: Approved No Conditions
Date: 19/09/2014

Application Reference: 3/2017/0213
Address: Dower House Barn, 41 Lowergate, Clitheroe, BB7 1AD
Proposal: Repair and reinstate front of barn
Decision: Approved with Conditions
Date: 05/05/2017

2.6 HISTORICAL CONTEXT AND DEVELOPMENT

This section is intended to give a brief account of the historical development of the building based on information obtained from secondary research sources, where the historic development of the building appears to be poorly documented amongst published and unpublished documentary evidence, and some gaps in understanding do exist and would warrant future investigations. A search of online archival depositories has yielded no useful information relating to the building or its historical development.

Very little appears to be known of the history of The Old Stables and No.41 Lowergate (Dower House) and their history and development do not appear to be well documented amongst published and unpublished documentary resources. However small amounts of historical background have been found amongst available map and local history publications.

Clitheroe was first established as a borough in the 12th century, when its principal thoroughfare, the present-day Castle Street, linked the castle and St Mary’s Church on a north to south alignment. When the borough was founded, it was initially comprised of 60 burgage plots, with an additional 6 more created soon after. Lowergate was one of two new roads which were laid out as part of an extension of the original settlement, with Wellgate being the other, and formed the east edge of the borough. This area remained largely undeveloped until the post-medieval period.

With regard to the application site, it is documented that a building was present on the site of the present-day No.41 Lowergate by 1679. By 1766, the building, a 'Free-Borough House', was known as Lowergate House and was in the possession of Richard Edleston, Gentleman. The building appears on Lang's Map of Clitheroe dating from 1766 and is depicted as occupying a roadside position on the east side of Lowergate and occupies burgage plot No. 86. It has not been determined if the present-day No.41 Lowergate is the same structure that existed as Lowergate House in 1766 or if the present-day building is as a result of rebuilding or remodelling an earlier building. A structure can also be seen which adjoins the north-east side of the house and is likely to be The Old Stables. Stanley House is also visible on the map and occupies Burgage Plot No. 87. However, the map of 1766 provides only simple depictions of the buildings present with no meaningful information with regard to footprint size and appearance.

The buildings present within the application site are first shown in any great degree of detail on Bawden and Alexander's Survey of Clitheroe dating from 1822. No.41 Lowergate, under the ownership of John Cust, 1st Earl Brownlow at this time, is shown as plot 423 and is described within the accompanying schedule as comprising of two cottages and a garden. This is reinforced by the map's depiction of the building which is clearly shown as divided into two separate buildings. The building adjoining to the north, assumed to be The Old Stables, is clearly shown and at this time was linked with Stanley House (424 - Note the differing plan shape of Stanley House compared with the present-day house). The building adjoining No.41 to the south (422) is the present-day adjoining barn and is described as such at this time but appears to have had a different tenant to the house.

The subsequent Tithe Map of Clitheroe dating from 1842 shows a similar arrangement, however, No.41 Lowergate (shown as 521) is described within the Tithe Apportionment as being a house, garden and barn, suggesting it has now reverted back to a single dwelling. The Old Stables (523) is also specifically identified within the apportionment as a barn and was still linked with Stanley House as opposed to No.41 Lowergate.

The application site is shown in detail on both OS maps dating from the middle and end of the 19th century. The Old Stables and No.41 Lowergate (Dower House) are clearly identifiable as well as Stanley House. The boundary wall dividing the rear of The Old Stables and No.41 Lowergate (Dower House) is visible in detail and with various adjoining structures in both maps.

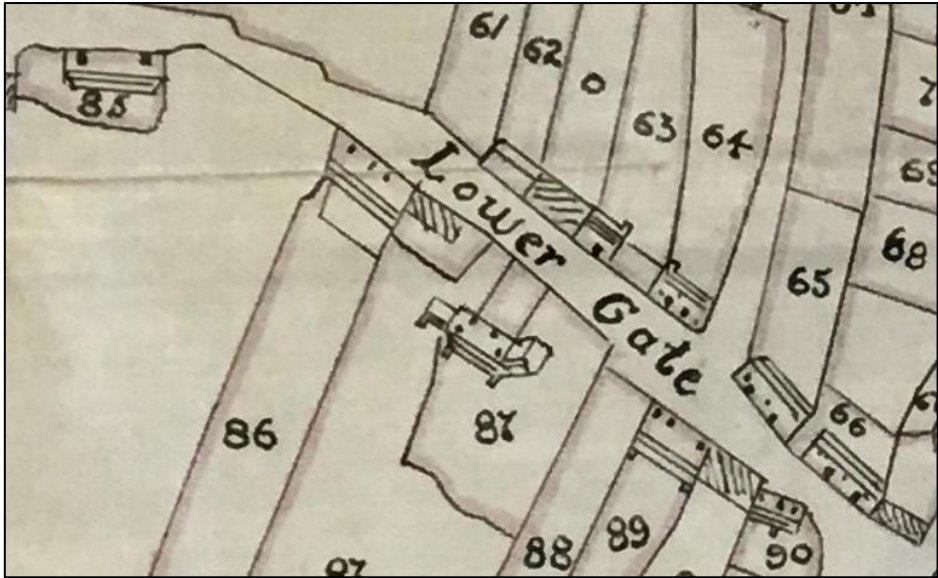


Fig 03: Extract from Lang's Map of Clitheroe, 1766

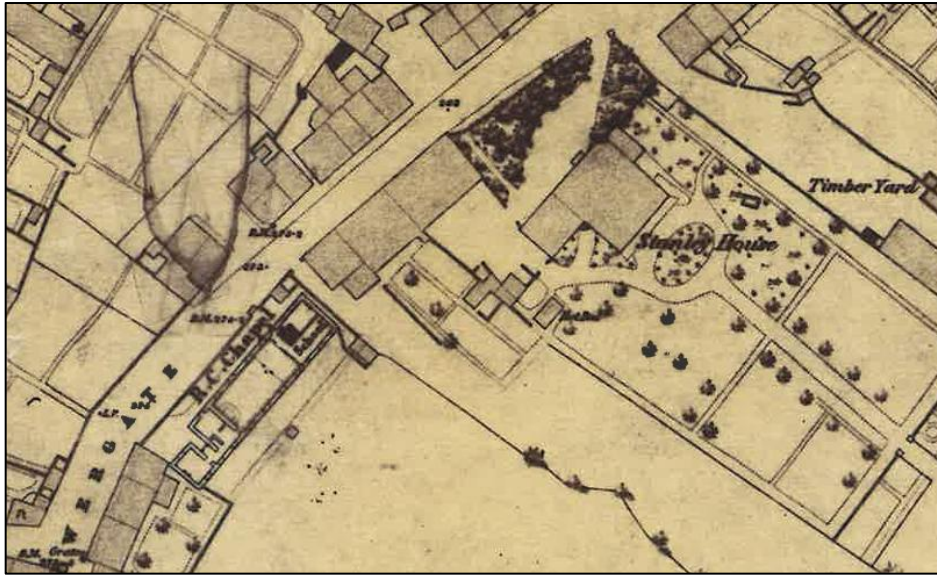


Fig 06: Extract from Ordnance Survey Map of 1844.

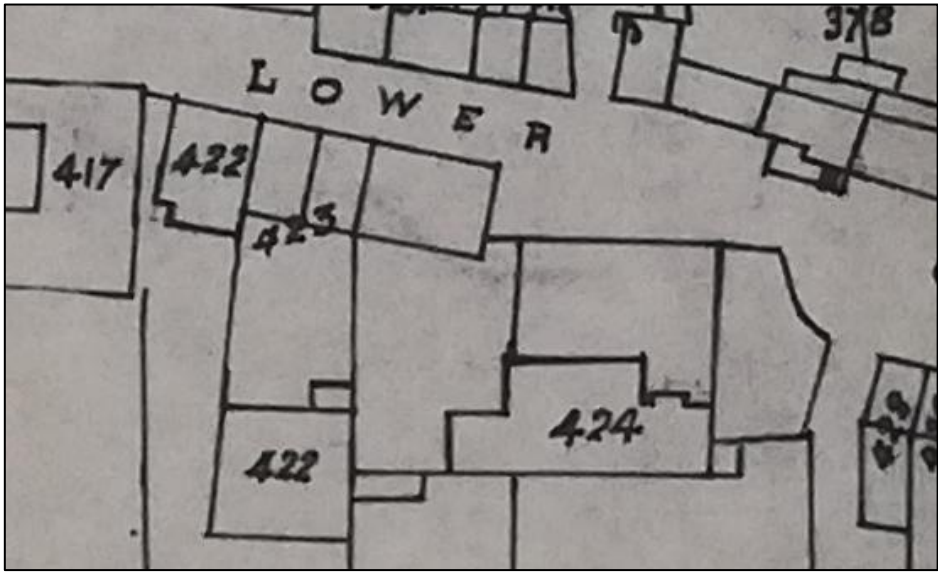


Fig 04: Extract from a copy of Bawden and Alexander's Survey of Clitheroe, 1822

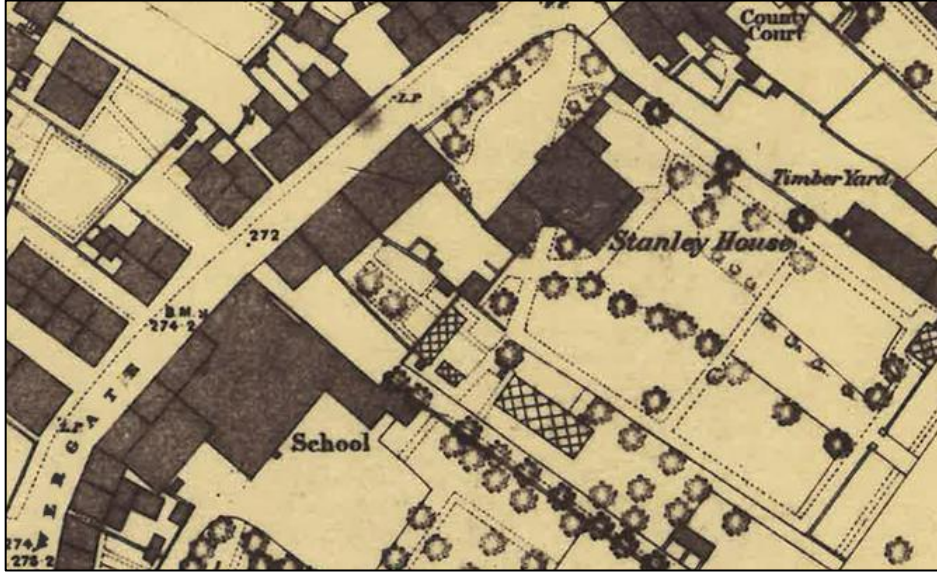


Fig 07: Extract from Ordnance Survey Map of 1884.



Fig 05: Extract from a copy of the Clitheroe Tithe Map of 1842

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.”*

Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change 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 Listed building and conservation area so that the proposals for change can be informed by the level of significance they possess 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 site and both archival and desk-based research. It takes into consideration the significance of the conservation area, listed building 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 “Statements of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is best practice; to provide a summary statement of significance.

3.2 SUMMARY STATEMENT OF SIGNIFICANCE

The Old Stables and No.41 Lowergate (Dower House) are both grade II listed buildings and this formal designation suggests they are buildings of importance from a national perspective in terms of architectural and historical importance, and it is their archaeological, architectural and historical values combine to form their overall significance. The boundary wall and stone-built shed are not listed on their own individual merit, but it is assumed that they are also grade II listed structures as part of the building’s curtilage. The boundary wall also adjoins the listed building and therefore forms part of the grade II listed building.

The existing rear boundary wall, including the stone-built shed, forms part of the historic enclosure pattern associated with the buildings and contributes to the character of the site through their traditional construction, materials and its relationship with the surrounding buildings and spaces. The structures are constructed from traditional stone and possess characteristics typical of historic boundary treatments and ancillary structures found within Clitheroe's historic townscape.

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.

Planning (Listed Buildings and Conservation Areas) Act 1990

The Old Stables is a grade II listed building and as such benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

The Act is the legislative foundation in terms of decision making in relation to the historic environment. Specifically, sections 16 and 66 of the Act impose a statutory duty on local planning authorities to consider the impact of development proposals upon the special interest of listed buildings.

Section 16 of the Act states that;

“...in considering whether to grant listed building consent for any works the local planning authority or 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.”

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 within the Clitheroe Conservation Area which is also a designated heritage asset and benefits from statutory protection within the Planning (Listed Buildings and Conservation Areas) Act 1990 due to being areas of 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.”

Section 8 of the Act relates to demolition, and that demolition of a listed building will be authorised if;

(a) such consent has been granted for their execution;

(b) notice of the proposal to execute the works has been given to the Royal Commission;

(c) after such notice has been given either–

(i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or

(ii) the Secretary of the Royal Commission, or another officer of theirs with authority to act on their behalf for the purposes of this section, has stated in writing that they have completed their recording of the building or that they do not wish to record it; and

(d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.

This application provides the relevant information as to why the demolition of the listed building is necessary.

4.2 NATIONAL PLANNING POLICY

National Planning Policy Framework 2026

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2026, which sets out the Government’s 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.’

The National Planning Policy Framework (2026) sets out a presumption in favour of sustainable development. Paragraph 15 of Chapter 1 of the Framework states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 18 of Chapter 1 of the Framework states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Chapter 14 of the NPPF (2026) concerns design and states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes. Great weight is expected to

be given to development which reflects local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes; and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

It is chapter 20 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 require that the impact of any such change is assessed.

4.3 LOCAL PLANNING POLICY

Ribble Valley Borough Council Adopted Core Strategy 2008 - 2028

The relevant local planning policies relating 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 DS1 – Development Strategy
- Key Statement DS2 – Sustainable Development
- Key Statement EN5 – Heritage Assets
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DME2 – Landscape and Townscape Protection
- Policy DME4 – Protecting Heritage Assets

5.0 PLANNING APPRAISAL

5.1 DEVELOPMENT PROPOSALS

Planning permission and listed building consent are sought for the following works;

- Dismantling and reconstruction of the boundary wall adjoining the rear of The Old Stables due to its poor condition.
- Dismantling of the existing stone storage shed which adjoins the boundary wall.
- Refurbishment and repair of the existing modern metal staircase to the rear of The Old Stables, including the installation of an additional balustrade to the south-west side of the staircase.
- Installation of a new timber fence along the south-east boundary of the site.
- Installation of a new automatic sliding gate to the south corner of the site with an accompanying stone gatepost.
- Improvements to the existing vehicle access leading from Stanley House to the rear of No.41 Lowergate (Dower House) and St Michael and St John's Parish Centre, with associated landscaping.

The wall and stone-built shed are currently in poor condition, and the rebuilding of the wall seeks to address this. It is also clear that parts of the wall have already been rebuilt in the past likely to address issues concerning its condition. The proposed relocation of the boundary wall is required to provide a more functional area to the rear of The Old Stables. The existing position of the wall restricts the effective use of the available space which currently provides vehicular access to the rear of No.41 Lowergate (Dower House) and St Michael and St John's Parish Centre. The proposed relocation would allow the rear area to be used more efficiently and improve vehicular access whilst maintaining the historic boundary feature within the site.

The proposals have been discussed in detail with representatives from the Diocese of Salford, of the Roman Catholic Church, who share the boundary wall in question and are in support of the proposals. A letter of support from the diocese has been provided as part of this application.

5.2 APPEARANCE

The repositioned wall is to be rebuilt utilising the existing stonework and will therefore resemble the character and appearance of the existing wall. The proposed vehicle access and associated landscaping are to be simple and modest in appearance so as not to appear as overtly residential.

5.3 ACCESS AND VEHICLE PARKING

The existing means of access is to remain through the site; however, this will be clearly demarcated through the use of a permeable resin bound gravel surface treatment. Access to the rear of No.41 and to St Michael and St John's Parish Centre is to be demarcated by a new automatic sliding gate the colour of which is to be sympathetic with the general colour of exterior stonework around the site. The accompanying gatepost is to be simple and be constructed using matching stonework.

5.4 ECOLOGY AND BIODIVERSITY

A bat scoping survey was undertaken in August 2026 and concluded that the dismantling and repositioning of the stone boundary wall will not impact on any local bat population by disturbing any bats or by removing any high value roost potential. It will not disrupt any potential commuting / forage routes. No further survey effort is required. However, it is suggested that some gaps / crevices are formed in the new wall to enhance the roost potential in this location. The cavities should be formed ideally in south-east or south-west elevations, relatively sheltered from strong winds.

The development proposals are exempt from the requirements of Biodiversity Net Gain under the small site exemption which came into effect on 6th August 2026. The area of the application site is 0.07 hectares which falls below the limit of 0.2 hectares allowed by the exemption.

5.5 TREES AND HEDGES

No trees or hedgerows are present within the application site.

5.6 LANDSCAPING

The proposed vehicle access and associated landscaping are to be simple and modest in appearance so as to not to appear as overtly residential. This will result in a positive enhancement to the settings of The Old Stables and No.41 Lowergate (Dower House), as well as nearby Stanley House.

5.7 FLOOD RISK

The application site lies within Flood Zone 1 and is classified as having 'very low' risk of surface water flooding. A Flood Risk Assessment is therefore not required as part of this application. The implementation of the proposals is not expected to increase the risk of flooding to the site or surrounding area and would therefore be compliant with policy DME6 of the Core Strategy.

5.8 RESIDENTIAL AMENITY

There is not expected to be any significant impact on residential amenity, in particular to No.41 Lowergate (Dower House). The repositioned wall will still allow for a good proportion of garden space to the rear of No.41 Lowergate (Dower House), will not include any openings and will be built to the existing height at the wall abutment. The existing external stair is to remain in place, and the repositioning of the wall will not result in changes to overlooking, visibility / outlook and privacy.

5.9 HERITAGE ASSETS

The proposed relocation of the boundary wall is required to provide a more functional area to the rear of The Old Stables. The existing position of the wall restricts the effective use of the available space which currently provides vehicular access to the rear of No.41 Lowergate (Dower House) and St Michael and St John's Parish Centre. The proposed relocation would allow the rear area to be used more efficiently and improve vehicular access whilst maintaining the historic boundary feature within the site.

It is recognised that the wall forms a limited part of the significance of the Grade II listed buildings and that its historic location makes a limited contribution to the historic evolution and character of the site. The proposal therefore seeks to minimise harm through the rebuilding of the wall as opposed to its permanent demolition.

The works have been designed in accordance with conservation principles and will involve:

- Careful dismantling of the wall.
- Retention and reuse of historic stonework.
- Reinstatement of the wall to the same appearance and character.

The proposal does not result in the loss of the historic structure itself, but rather its relocation at the rear of the listed buildings.

It is acknowledged that relocating the wall from its historic position, as well as the loss of the stone-built storage shed will result in a minor degree of harm to the significance of the listed buildings through alteration of the historic layout and enclosure of the site. However, that harm is considered to be less than substantial under the requirements of the NPPF because the wall, its materials, craftsmanship and visual character are to be preserved through the rebuilding of the wall. This will maintain its contribution to the overall setting of the listed building as part of the same historic curtilage.

A number of the proposals will lead to the positive enhancement of the setting of the listed buildings including the refurbishment of the external

metal staircase and the proposed landscaping of the vehicle access through the site. The proposed landscaping to the rear of The Old Stables will result in a positive enhancement to the settings of The Old Stables, No.41 Lowergate (Dower House) and nearby Stanley House.

The proposed public benefits consist of;

- Improved and clear access arrangements.
- Improved functionality of the rear yard area.
- Rationalisation of site layout.
- Improved structural condition of the boundary wall.
- Positive and beneficial enhancement to the setting of the relevant listed buildings.
- Long-term sustainable use of the listed buildings.

The proposed works are located within a private area and will not be visible from the public realm; therefore, the proposals will have a neutral impact on the special interest of the conservation area.

The proposal represents a pragmatic solution that secures the continued retention of the historic boundary wall whilst providing an improved and more sustainable use of the area to the rear of The Old Stables. The proposal is considered proportionate and the degree of harm has been minimised through the conservation-led approach adopted.

5.10 CONCLUSION

The proposed works involve the careful dismantling and reconstruction of an existing historic boundary wall associated with The Old Stables and No.41 Lowergate (Dower House), both of which are grade II listed buildings. The proposal represents the final phase of the applicant's comprehensive and carefully considered programme of renovation and restoration works throughout Stanley House and its curtilage.

The proposal has been designed in accordance with conservation principles and seeks to preserve the significance of the heritage asset through the retention and reuse of its original fabric.

While the relocation of the wall will result in a change to the historic arrangement of the site, the impact has been minimised through a conservation-led approach that retains the wall's material, appearance and contribution to the character of the area. The proposed landscaping to the rear of The Old Stables will result in a positive enhancement to the settings of the relevant nearby listed buildings.

It is therefore considered that the proposals will preserve the special architectural and historic interest of the listed buildings, and that planning permission and listed building consent should be granted.

APPENDIX A:
HISTORIC ENGLAND LIST ENTRIES

39 AND 41, LOWERGATE (GRADE II LISTED)

Early C18. 2 storeys in rubble, cement washed. 2 3-light windows to both storeys with hung sashes. 1 window to right in blocked carriage entry, stone surround. No 39 has 4 irregular windows with stone lintels above 3. window and 2 doors are blocked. Slate roof. Probably a former stable or coach block. Nos 33 and 35 Stanley House and Nos 39 and 41 form a group with St Michael's Primary School.

STANLEY HOUSE (GRADE II LISTED)

C18. 2 storeys, now with pebbledash render. Central doorway with semi-circular head with rusticated long and short jambs and voussoirs, semi-circular fanlight and 6-field panelled door. 2 windows in ground storey, 3 in the upper storey and 1 window in attic storey in the gable which spans the front of this building. To the right is a 2-storey C19 extension, also spanned by a gable with 1 2-light window per storey. A shield of arms with recarved bearing has crest weathered out of recognition. Eaves cornice with dentils. Some windows have hung sashes with glazing bars. Nos 33 and 35 Stanley House and Nos 39 and 41 form a group with St Michael's Primary School.

ST MICHAEL AND ST JOHN'S PARISH CENTRE (FORMERLY ST MICHAEL'S PRIMARY SCHOOL - GRADE II LISTED)

Formerly the Roman Catholic Church of 1799. Street elevation of 1 storey in stone with 3 round-headed windows in stone surrounds with keystones and impost blocks, Gothick glazing bars. 1 square window to right. Left hand section built forward to road, gabled, with 3 windows in stone surrounds and 1 shorter, the 3 having hung sashes with glazing bars. Rendered below cills. Rear extension of 1870. Nos 33 and 35 Stanley House and Nos 39 and 41 form a group with St Michael's Primary School.

33 AND 35, LOWERGATE (GRADE II LISTED)

C18 cottages of 2 storeys, now with pebbledash render and rusticated quoins, rendered plinth. Modillions at eaves. 1 window each to both storeys, stone surrounds. Both cottages have plain doorway to left hand side, stone surrounds, modern doors. Nos 33 and 35 Stanley House and Nos 39 and 41 form a group with St Michael's Primary School.

APPENDIX B:
CLITHEROE CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The Clitheroe Conservation Area was designated in October 1973. The special interest that justifies the designation of the Clitheroe Conservation Area derives from the following features:

- Clitheroe Castle, a Scheduled Ancient Monument;
- The relatively intact medieval layout of the original settlement;
- The Castle Grounds which are included on the English Heritage Register of Parks and Gardens;
- The architectural and historic interest of the area’s buildings, 88 of which are listed;
- Church Street, the best area of Clitheroe’s historic townscape;
- Historic late 19th century townscape along King Street including Police Station (1886), former Post Office (1879) and Victoria Buildings;
- Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary’s Street and Brennand Street);
- Good examples of late 19th century terraced houses in Eshton Terrace;
- The prevalent use of local building stone;
- The distinctive skyline, especially as viewed from the Bashall Eaves area of the Borough;
- Open space beside Mearley Brook at the rear of SS Michael and John’s Church;
- The Market Place;
- Traditional 19th century shopfronts;
- Views of Pendle Hill and distant fells to the west;
- Panoramic views from Clitheroe Castle;
- A pleasing historic townscape enhanced by the town’s changes of level and curves in the old streets and areas of historic stone floorscape;
- Stone paved pedestrian alleys off Moor Lane and Church Street;
- Individual trees and groups of trees in the area’s three significant open spaces.