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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **SK** | **Date:** | **11.05.23** | **Manager:** | **LH** | **Date:** | **12/5/23** |
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| **Application Ref:** | 2022/0883 |  |
| **Date Inspected:** | 12/10/22 | **Site Notice:** | 12/10/22 |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Application for planning permission for change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one-bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping. |
| **Site Address/Location:** | Duke of York Inn Grindleton Brow Grindleton BB7 4QR |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No representations received in respect of the application. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| The Local Highways Authority (LHA) have raised no objection to the proposal subject to the imposition of conditions relating to:* Submission of a Construction Method Statement
* Provision of a new footway arrangement
* Retention and provision of visibility splays
* Surfacing of car-parking areas
* Provision of a secure cycle store and EV charging point
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| **United Utilities:** |  |
| No objections subject to the imposition of condition(s) relating to sustainable surface and foul water drainage. |
| **Historic England:** |  |
| Historic England have stated they do not wish to offer advice/observations in respect of the proposal. |
| **LCC Archaeology:** |  |
| LCC Archaeology have offered the following observations:*Grindleton village is noted in the Domesday Survey and its name is thought to derive from the Old English "Farm on (or by) the gravelly stream". Its plan is a typical medieval one: a main street with plots running off it at right-angles and a back lane. The southeast end of the village is 'book-ended' by the Duke of York Hotel and whilst the extant building appears to be of early 19th century date, the site is likely to be much older.**The applications come with a Heritage Assessment (Sunderland Peacock 2022) and a Planning Statement (Judith Douglas Town Planning, 2022), both of which suggest that the impact of the proposed works on the significance of the building and its setting are low, can be mitigated and are justified in the interests of bring the building back into use. Contrariwise, the refusal of previous applications for works here would suggest that it is particularly sensitive to alterations and that changes can have significant impacts on the special historic and architectural character of the building, its setting and the character and appearance of the Grindleton Conservation Area.**We would suggest that there are significant impacts from the proposals as set out, but on balance would probably not object to the changes to the building and would recommend that it be recorded prior to any works starting as noted in the Heritage Statement. We would also agree with the recommendation that an architectural watching brief should be held during any opening up works, with any features revealed, recorded and reported in an addendum or appendix to the building recording report. We would still, however, defer to Mr Dowd's judgement as to whether the development as a whole is acceptable.**The potential impact of the works, particularly the new build, on buried archaeological remains has been briefly considered in the Heritage Statement. It notes previous comments that it is unlikely that remains of national importance will be impacted but that it is possible that features relating to the earlier occupation of the site (including buried remains of earlier buildings and rubbish pits) will be present. It also suggests (as previously recommended) that a formal archaeological watching brief should be undertaken during any ground disturbance as mitigation of that impact. As expected, we would agree with those conclusions.**We would therefore recommend that (i) the extant historic building is fully recorded prior to the conversion work being undertaken; (ii) that a watching brief is held during opening up and alteration works to the building; and (iii) a watching brief is held during any ground works associated with the development.*LCC Archaeology have further suggested the imposition of the following condition:*No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. This programme of works should comprise:* 1. *The creation of a level 2-3 record of the inn as set out in 'Understanding Historic Buildings' (Historic England 2016); and*
2. *The holding of a formal watching brief during all opening up and alteration works to any pre-1900 elements of the extant building; and*
3. *The holding of a formal archaeological watching brief on all ground disturbance associated with the development.*

*These works should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). A formal report on the works undertaken and the results obtained shall be compiled and submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the buildings consented being first brought into use or at a date otherwise agreed in writing. The development shall be carried out in accordance with the agreed details.* |
| **CONSULTATIONS:**  | **Additional Representations.** |
| * Over 30 letters of representation have been received in support of the application.
* One letter of representation has been received raising concerns in respect of potential parking overspill on to the highway as a result of the proposed development and implications for the area.
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement DMI2: Transport ConsiderationsKey Statement EN2: LandscapeKey Statement EN5: Heritage AssetsKey Statement EC1: Business and Employment DevelopmentKey Statement EC3: Visitor EconomyPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMG3: Transport & MobilityPolicy EN2: Landscape & Townscape ProtectionPolicy DME1: Protecting Trees & WoodlandPolicy DME2: Landscape & Townscape ProtectionPolicy DME4: Protecting Heritage Assets Policy DME6: Water Management Policy DMB1: Supporting Business Growth and the Local EconomyPolicy DMB3: Recreation and Tourism DevelopmentPlanning (Listed Buildings and Conservation Areas) ActNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2021/1249:**Listed Building consent for the change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused application 3/2019/0050. (Refused)**2021/1248:**Change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused applications 3/2019/0049 and 3/2020/0219. (Refused)**2020/0219:**Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049. (Refused)**2019/0050:**Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension. (Refused)**2019/0049:**Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension. Construction of new, two-storey, three-car garage with business storage above. Construction of three new two-storey holiday lets. (Refused) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to the Duke of York Inn located on Grindleton Brow, Grindleton. The building is a Grade II designated heritage asset (List entry number: 1072148), with the listing description as follows:*Public house, early C19th. Squared sandstone with diagonal tooling. Stone slate roof. Double-pile plan with end stacks and chamfered quoins. 2 storeys with attic, 2 bays. Windows sashed with no glazing bars and with plain stone surrounds. To the left of the door is a double window with central square mullion. The door, between the bays, has a plain stone surround and moulded open pediment on console brackets. The gables have copings and footstones. To the left is a further bay having a double window on the ground floor and a single window above, and with quoins having diagonal tooling. The right-hand return wall (facing east) has 3 windows on the ground floor and 4 on the 1st floor, similar to those of the main facade. Above is an attic window with plain stone surround and semi-circular head.**Listing NGR: SD7590045490*The application site is also located within the designated Grindleton Conservation Area, located at the western extents and within the defined settlement limits of Grindleton (Tier 2 settlement). |
| **Proposed Development for which consent is sought:**The application seeks consent for change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and bed and breakfast accommodation with associated internal works. It is proposed that the existing building will accommodate 6 letting bedrooms accommodated within the first floor and roof-void with the eternity of the ground floor being for that of commercial use (Sui-generis)The submitted details also propose the demolition of an existing side extension (erected circa 1960) attached to the main building and the erection of a replacement extension to accommodate a café/dining area. It is further proposed that a two-storey building will be erected in the grounds of the Duke of York building to accommodate managers accommodation (over two storeys) with the building also accommodating three self-contained holiday apartments and an integral double-garage. The submitted details also propose the erection of a secondary building, to the west and rear of the new-building to provide for secure lockable cycle storage with integral bin-store to serve the commercial premises.The submitted Heritage Statement provides an overview of the proposed development as follows:* *The demolition of the existing 1960’s dining room extension and part of the 1990’s rear extension and the erection of a new single storey extension to the south-west elevation of the listed building to provide additional dining space and disabled WC.*
* *Removal of a section of the rear wall, window and door to the ground floor rear store and insertion of new door opening to the north side of the store.*
* *Installation of new partition to the existing ground floor preparation area to form larger store and a separate managers office.*
* *Removal of the existing disabled WC and installation of new partition and doorway to form a new staff room.*
* *Removal of the existing staircase to the north-east side of the building and relocation of staircase to historic location to the north west side of the building. Removal of existing first floor bathroom to accommodate this.*
* *Removal of existing first floor kitchen and installation of a dividing partition to form two new store rooms.*
* *Formation of 5no en-suite shower rooms to the first-floor bedrooms.*
* *Extension of the front bedroom (east corner) following the removal of the existing staircase (including walls) and first floor store room. Installation of new bedroom door.*
* *Removal of render to west gable end. Wall to be repointed and whitewashed.*
* *New external staircase to the rear of the building and the alteration of the window to the existing first floor kitchen to form a new fire escape from the first floor, through the proposed linen store.*
* *Conversion of attic space to form additional bedroom, ensuite and storage space.*
* *Installation of 4no. roof lights to the rear north facing roof slopes of the listed building.*
* *Car parking and external landscaping.*
* *Erection of detached building to the north-west of the listed building to provide 3no. holiday lets with garaging and managers accommodation.*
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| **Principle of Development:**In respect of the principle of the development, given the proposal seek consent for that of the creation of additional visitor accommodation and the expanded provision of public/commercial facilities Key Statements EC1 (Business and Employment Development) and EC3 (Visitor Economy) and Policies DMB1 (Supporting Business Growth and the Local Economy) and DMB3 (Recreation and Tourism Development) are engaged for the purposes of assessing the compliance of the proposal with the adopted development plan.Key Statement EC3 affords general overarching strategic support to proposal that strengthen and enhance the visitor economy within the borough, stating that proposals which *‘contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities’.* With Policy DMB3, subject to compliance with a number of criterion, affording further support for such proposals, with the policy reading as follows:*Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:*1. *The proposal must not conflict with other policies of this plan;*
2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
3. *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
4. *The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. where possible the proposals should be well related to the public transport network;*
5. *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
6. *The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. failing this then adequate mitigation will be sought.*

*In the forest of bowland area of outstanding natural beauty the following criteria will also apply:*1. *The proposal should display a high standard of design appropriate to the area.*
2. *The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).*

 In respect of the above, both policy DMB3 and Key Statement EC3 are generally supportive of the creation of new holiday accommodation. However, the first criterion of Policy DMB3 requires that not only should proposals not result in conflict with the inherent criterion of the policy itself, but additionally should not result in any conflict with other policies within the development plan. As such, where such conflict exists or is identified, either through direct conflict with DMB3 or by virtue of conflict with other policies within the development plan, the general support afforded by Policy DMB3 is considered to be fully disengaged.In respect of the above policy criterion, the proposal site is located within the defined settlement limits of Grindleton (Tier 2 settlement), as such the proposal would align with criterion 2 of Policy DMB3. The remainder of the criterion relating to matters of highways impacts, conservation impacts, visual amenity and site characteristics are also matters for further consideration. As such, notwithstanding other development management considerations, the principle of the development is considered to be in broad compliance with Key Statement EC3 and Policies DMB1 and DMB3 of the Ribble Valley Core Strategy.**Owners Accommodation:**It is noted that the proposal includes the provision of residential accommodation, albeit for the purposes of being solely occupied by an employee/manager associated with the commercial activities proposed. The ‘owners’ accommodation will be located within the new building replacing the existing owners accommodation that will be lost through the conversion of the first floor of the existing building to that of ‘letting bedrooms’. In this respect the accommodation, subject to the imposition of an appropriate condition limiting occupancy, raises no direct significant conflict with Policy DMG2 of the Ribble Valley Core Strategy. |
| **Impact upon Listed Building(s), Setting and Grindleton Conservation Area**The application relates to a Grade II Designated Heritage Asset (‘DHA’) and associated curtilage land, with works proposed both to that of the existing building with associated works also being proposed, including the erection of two new buildings, within the curtilage of the building. The application site is also located within and towards the western extents of the designated Grindleton Conservation Area.As such due consideration must be given in respect of the statutory duties imposed under the Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 in relation to the preservation of the special character of heritage assets, including their setting. In this respect 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 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.*Further to the above, due consideration must also be given in respect of the requirements of the National Planning Policy Framework (‘The Framework’) insofar that in the determination of planning applications Local planning Authorities should take account of:1. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
2. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
3. *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraphs 200 and 201 of the Framework are also relevant insofar that they state that:Paragraph 200:*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*1. *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
2. *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 201:*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*1. *the nature of the heritage asset prevents all reasonable uses of the site; and*
2. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
3. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
4. *the harm or loss is outweighed by the benefit of bringing the site back into use.*

In parallel with the above primary and national-level legislation, Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy are primarily, but not solely, engaged for the purposes of assessing the proposal. In this respect Key Statement EN5 states that:*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.*

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:*1: 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.*Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:*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 on 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.*

*AMENITY*1. *Not adversely affect the amenities of the surrounding area.*

*ENVIRONMENT*1. *All development must protect and enhance heritage assets and their settings.*

**Erection of New Building within Setting:**In respect of the above matters, the authority must give consideration as to whether the proposal will result in any ‘harm’ to the designated heritage asset (‘DHA’) (including demolition within its setting) and where such harm is identified, there should be a clear and convincing justification. Notwithstanding the proposed works to the existing building, the proposal seeks consent for the erection of a detached holiday/owners accommodation building within the curtilage of the Duke of York Grade II designated heritage asset.The submitted details propose that the building will be two-storeys in height being set back from the principle elevation and primary streetscene frontage of the existing building. In this respect it will be afforded less visual importance than that of the primary building upon approach from the south. Whilst it is accepted that the proposed building will still be afforded a high-level of visibility from the public-realm, the extent of visual dominance and prominence is still less than that of the existing building, allowing it to maintain its overall level of importance in respect of building hierarchy.Further to the above, when read from east to west, the existing building benefits from built-form of an overall proportioning and quantum that is greater than that of the proposed building, which when read from the south, presents a simple elevation that does not visually compete with the inherent architectural language or elevational proportioning found on the southern elevation of the existing building. Furthermore, the proposed building is of semi-traditional, simple and austere language. It is proposed that the building will be faced in natural stone with natural slate roof, employing simple but contextually sensitive architectural detailing including corbeling/dentils, stone jambs, sills and surrounds with intermediate chimney detailing to ensure the proposal is successfully visually assimilated into and responds positively to the defining characteristics of the immediate roofscape within the immediate and wider area.It is accepted that the siting of the proposed building within the curtilage of the existing Grade II DHA undoubtedly results in an overall impact that undermines the sense of openness currently afforded to the curtilage and inherent character of the setting directly associated with the existing building. In this respect it is accepted that the proposal results in some ‘measurable harm’ to the existing Grade II DHA – however the harm in from this element of the proposal in isolation is considered to be less than ’substantial’ insofar that the resultant pattern of development will be largely reflective of the inherent pattern of development in the area which is tightly clustered consisting of varied build form of varying orientations and archetypes.**Site Configuration:**In respect of the associated site works and reconfiguration of the existing site arrangement, the existing site is currently arranged in configuration that benefits from linear parallel parking bounding the western extents of the site, with the majority of the remainder of the site consisting of associated vehicular manoeuvring areas and a grassed ‘garden area’. The submitted details propose that the parking area will be reconfigured to accommodate the proposed ‘accommodation’ building, with the existing ‘garden’ area being also given over to that of vehicular parking. The parking arrangement towards the south-western extents of the site will no longer be of a southerly to northerly linear arrangement with a ‘bay ‘of 8 parking places (including 2 mobility spaces) being created. In-lieu of the existing ‘garden’ area, a further ‘bay’ of 7 parking spaces will be provided. Amenity landscaping is proposed towards the northern extents of the site (details to be confirmed), with a further planter bed being proposed at the southern extents of the site to the west of the existing building to provide visual mitigation of the parking motor vehicle when viewed from the public realm to the south.In respect of the above, it is recognised and accepted that the proposal, in respect of the proposed works, will result in a significant and fundamental change to the inherent characteristics of the current site arrangement. However, the current configuration is read clearly as being land utilised in a manner and for purposes ancillary to the commercial functions/activities undertaken in the existing building. In this respect, notwithstanding the proposed site reconfiguration, the notional relationship between the surrounding site area and that of the parent building will remain unchanged insofar that the ‘visual narrative’ and clear functional interrelationship between the use of the land and the existing building will remain intact.**Works to Listed Building:**In addition to the above, the submitted details propose works to the internal and external fabric of the existing building, these can be best summarised as follows:* *The demolition of the existing 1960’s dining room extension and part of the 1990’s rear extension and the erection of a new single storey extension to the south-west elevation of the listed building to provide additional dining space and disabled WC.*
* *Removal of a section of the rear wall, window and door to the ground floor rear store and insertion of new door opening to the north side of the store.*
* *Installation of new partition to the existing ground floor preparation area to form larger store and a separate managers office.*
* *Removal of the existing disabled WC and installation of new partition and doorway to form a new staff room.*
* *Removal of the existing staircase to the north-east side of the building and relocation of staircase to historic location to the north west side of the building. Removal of existing first floor bathroom to accommodate this.*
* *Removal of existing first floor kitchen and installation of a dividing partition to form two new store rooms.*
* *Formation of 5no ensuite shower rooms to the first-floor bedrooms.*
* *Extension of the front bedroom (east corner) following the removal of the existing staircase (including walls) and first floor store-room. Installation of new bedroom door.*
* *Removal of render to west gable end. Wall to be repointed and whitewashed.*
* *New external staircase to the rear of the building and the alteration of the window to the existing first floor kitchen to form a new fire escape from the first floor, through the proposed linen store.*
* *Conversion of attic space to form additional bedroom, ensuite and storage space.*
* *Installation of 4no. roof lights to the rear north facing roof slopes of the listed building.*

In respect of the above, the proposed ‘replacement’ extension is of a gabled appearance being of an overall ridge and eaves height similar to that of the existing mono-pitch extension. The proposed structure is of a more visually lightweight appearance by virtue of an increased void to solid ratio compared to that of the existing, with a high proportion of glazing to the roadside south elevation, also befitting from a glazed ‘feature gable’ arrangement on the western elevation with chimney stack detailing that provides a positive architectural visual termination to the extension whilst providing an increased element of visual synergy with the existing building. The positive visual relationship with the building is further enhanced by the inclusion of quoin detailing and the use of materials that will match those found on the existing building.Given the visual prominence of the proposed extension, particularly by virtue of its roadside location, consideration must be given in respect of the structures visual compatibility with the designated Grindleton Conservation Area. In this respect the proposed extension, by virtue of its overall elevational language and materials, will be read as a positive introduction that will be successfully visually assimilated into the streetscene, responding positively to the inherent defining characteristics of the designated conservation area.In respect of the internal works proposed, the majority of these will be facilitated through the removal of some internal walls, that whilst will result in the altering of the internal plan-form slightly, are not considered to undermine the overall historic interest or integrity of the building. The submitted supporting information accompanying the application lists the public benefits associated with the development to be as follows:* *Sustainable Development – The re-use of an existing buildings through the re-implementation of its optimum viable use as a public house and restaurant, which is also its historic use which makes a substantial contribution to the building’s significance. (environmental and heritage benefit).*
* *The safeguarding of the listed building, which contributes strongly to the character and appearance of the conservation area and streetscape, through the implementation of a use that is consistent with its conservation, (heritage and social value).*
* *The employment of building consultants and contractors to facilitate the implementation of the development proposals (economic benefit).*
* *The employment of staff for the operating and daily running of both the restaurant / public house and the accommodation and holiday lets that the site will offer (economic benefit).*
* *The retention of an important focal building and its use as a public house / restaurant that has high communal value within the village (social value).*
* *The provision of new accommodation and holiday lets which will contribute to local tourism and will increase the buildings future viability and its contribution to the local economy of the village and the wider Ribble Valley (social and economic benefit).*

As such and taking account of the above matters, whilst having regard that the harm identified is considered to be ‘less than substantial’, the benefits of the proposal clearly outweigh the limited harm resultant from the proposed development. Particularly insofar that the proposed development would secure the re-use and retention of an existing Grade II designated heritage asset, allowing for its continued use by the local and wider community bringing further economic and social benefits.In this respect, whilst having significant regard to the duties imposed under Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, the proposed development is considered to be in broad compliance with Key Statement EN5 (Heritage Assets), Policy DME4 (Protecting Heritage Assets), Policy DMG1 (General Considerations) and Paragraphs 130, 134, 200 and 201 of the National Planning Policy Framework. |
| **Impact Upon Residential Amenity:**Given the site is within close proximity to existing residential receptors, consideration must be given in respect of the potential for the proposal to have undue impacts upon the residential amenities of existing nearby residential occupiers. In this respect the existing building benefits from a direct interface with 1 Kayley Terrace, with the northern extents of the site having a direct interface with the rear curtilage/garden areas with numbers 1 – 4 Kayley Terrace.In respect of the internal works and internal reconfiguration the existing building it is not considered that these will have any undue impacts upon neighbouring residential amenity insofar that the internal element of the building that adjoins 1 Kayley Terrace remains largely unaltered. Externally it is noted that the submitted details now propose the installation of an external staircase to provide first-floor access to a proposed internal ‘linen store’, with the staircase being in close-proximity to the western boundary of the curtilage of 1 Kayley Terrace. However, taking account of the configuration of the staircase and given it will solely be utilised of the purposes of servicing, it is not considered that the introduction of this element will give rise to detrimental impacts upon nearby residential amenity.The submitted details further propose the erection of a two-storey detached building to provide for the provision of holiday and ‘owner/employee’ accommodation. Taking account of the northerly to southerly orientation of the building and given it is proposed that habitable room windows will have an easterly outlook in the direction of numbers 1-4 Kayley Terrace, consideration must also be given in respect of the potential for this element of the proposal, and associated habitation/activities, to have undue impact upon nearby affected residential occupiers. In this respect the building is approximately at a distance ranging from 13.6m to 15.3m from the westerly boundary of the curtilages associated with Kayley Terrace. As such and taking account of the interface distances resultant, it is not considered that the proposal will result in any significant direct measurable impacts upon privacy by virtue of direct overlooking into the garden areas of the existing dwellings. In respect of the direct interface/inter-visibility between habitable room windows associated with the existing dwellings and that of the holiday accommodation, the building at its closest point benefits from an offset distance of 19.6m from 1 Kayley Terrace, with the rooms at first-floor (at this point) being non-habitable (bathrooms). The remainder of the first-floor windows towards the northern extent of the building (living area, bathroom and bedroom) also benefit from a comparable offset distance, however taking account of the configuration of the windows and their respective sill heights, it is not considered that the inter-relationship between that of the existing dwellings and proposed accommodation will result in a significant measurable sense of privacy for existing residential occupiers that would warrant the refusal to grant planning consent on these grounds alone.A such and taking account of the above matters, it is not considered that the proposal will result in any significant measurable direct detrimental impacts upon nearby residential amenities by virtue of direct-overlooking, overbearing impact or significant measurable loss of light. |
| **Highways and Parking:**The Local Highways Authority (LHA) has raised no objection to the proposal subject to the imposition of conditions stating the following:***Description of Proposals:****The application seeks to retain the public house with bar serving food and living accommodation and to increase the floor area to include a new café and six bed and breakfast letting rooms. Within the curtilage of the site, the construction of three one-bedroom holiday lets, a double garage and a three bedroom managers dwelling.* *Alterations to the existing vehicle and pedestrian access on Grindleton Brow are proposed together with internal alterations to provide 17 car parking spaces including 2 disabled parking spaces and 2 spaces within the double garage. The proposed development will include development on part of the car park. It will also include the creation of a parking area on land which is currently beer garden. The* *existing car park has space for 16 cars. This served the public house and managers accommodation.****Traffic Impact:****Grindleton Brow is classified C571 with 30mph speed limit. There are no collisions in the vicinity of the site in the previous 5 years. A construction traffic management plan will be requested as a planning condition to ensure that the construction traffic disruption is minimised.****Sustainability:****Bus services 66, 67 and 3 pass the site and connect to Clitheroe and Nelson. This offers a certain amount of connectivity to allow guests to travel sustainably. A designated cycle way runs along Brow Top as part of the Ribble Valley northern loop. Secure, covered cycle storage would be required and is proposed.****Site Access and off-site Highway Works:****There is a new footway proposed along the frontage of the development site and Grindleton Brow. The site access is to be altered and moved slightly south-westerly with a new radius kerbed arrangement. A footway is provided around the radii on the south side of the site access to join the hardstanding at the side of parking bay 15. This allows a continuous route for pedestrians to exit the site and avoids any conflict arising between pedestrians and vehicles entering the site.* *The site access on Grindleton Brow shall have visibility splays in both directions on Sawley Road/Grindleton Brow for 43m to the nearside kerb, at a distance set back from the give way of 2.4m. These splays appear to lie within land within the control of the applicant or the adopted highway. A condition is requested to protect these splays for emerging drivers and highway users.* *The site access alterations should be completed under a S278 agreement with Lancashire County Council.****Servicing:****The beer drop on the Main Street elevation remains the same. Refuse and delivery goods vehicle are anticipated to use the car park turning area to the side and rear of the site and this is anticipated to occur during off-peak periods. All vehicles should enter and exit onto Grindleton Brow in forward gear.****Parking:****The vehicles generated by the development should be contained within the site and an appropriate level of car parking should be provided. Over-spill onto the adjoining highways is not acceptable.**There are currently 16 spaces for the Public House and Managers accommodation, there are 17 spaces proposed for the whole development including 2 disabled bays and 2 within the double garage.* *The parking standards would require 9 spaces for the three, one-bedroom holidays lets and six bed and breakfast rooms. There are 7 spaces proposed to the rear of the public house plus a double garage (6.5m x 7.3m) which would be used as manager's parking.**This is acceptable and there is a secure, covered cycle store for guest cycles. In addition, an electric vehicle charging point is requested. There are 8 spaces to the side of the public house including 2 disabled parking bays. This is a reduction of 6 spaces on the existing public house provision.* *There is expected to be some overlap with residents utilising the bar, café and restaurant facilities therefore the car parking is considered acceptable.*As such and taking account of the above matters it is not considered that the proposal will result in any measurable undue impacts upon the safe operation of the immediate or wider highways network. |
| **Landscape/Ecology:**The application has been accompanied by an Arboricultural Impact Assessment (AIA) and Preliminary Bat Roost Assessment (PBRA). The submitted PBRA concludes that no evidence was recorded to suggest bats were roosting within the building, that no bats were observed or recorded using the building for roosting, further concluding that the building is considered to be of negligible potential for roosting bats. As such there is no requirement for mitigation to be provided in respect of impacts upon protected species resultant from the development.The submitted AIA proposes the removal of one low quality tree, two low quality groups, part of a third low quality group and a low-quality section of hedge. It is not considered that the proposed removal will have any significant undue impacts upon the character or visual amenities of the area, with compensatory planting being proposed to the northern extents of the site, details of which will be secured via the imposition of planning conditions. |
| **Observations/Consideration of Matters Raised/Conclusion:**Taking account of the above matters, the proposed development is considered to be in broad compliance with Key Statement EN5 (Heritage Assets), Policy DME4 (Protecting Heritage Assets), Policy DMG1 (General Considerations) and Paragraphs 130, 134, 200 and 201 of the National Planning Policy Framework. Furthermore, the proposed development is considered to be in alignment with the aims and objectives of Key Statement EC3 and Policy DMB3 of the Ribble Valley Core Strategy in relation to the spatial and locational aspirations for new visitor accommodation within the plan area.As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. |
| **RECOMMENDATION**: |  |
| That planning consent be granted subject to the imposition of conditions. |