

4 Shaw Terrace, Main Street, Grindleton, Clitheroe,
BB7 4RA.

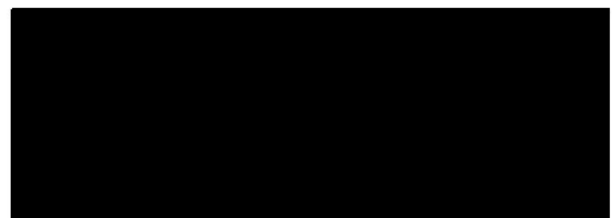
Proposed demolition of boundary wall and creation of
new vehicular access and driveway.

LPA reference 3/2024/0149

Householder Planning Appeal Statement

June 2024

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**APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990
BY
MS D MURRAY
AGAINST THE REFUSAL OF RIBBLE VALLEY BOROUGH COUNCIL
TO GRANT HOUSEHOLDER PLANNING PERMISSION FOR DEMOLITION OF
BOUNDARY WALL AND CREATION OF NEW VEHICULAR ACCESS AND DRIVEWAY
AT
4 SHAW TERRACE, MAIN STREET GRINDLETON
GROUNDS OF APPEAL STATEMENT**

1.0 INTRODUCTION

- 1.1 The planning application which is the subject of this appeal was received by Ribble Valley Borough Council on the 23rd February 2024 and given the reference number 3/2024/0149. The householder application sought planning permission to demolish a section of boundary wall and create a new vehicular access and driveway.

- 1.2 The Council's Planning Officers refused planning permission in the 19th April 2024 for the following reasons:

"The proposed driveway by virtue of its prominent and elevated siting, scale and the loss of boundary treatment would be of significant detriment to the visual amenities of Grindleton Conservation Area in as much that it fails to enhance or preserve its historical character.

As such the proposed development is considered to be in direct conflict with the aims, objective and requirements of Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy"

- 1.3 This statement describes the site and its surroundings and the relevant planning guidance. The planning issues will be discussed before arriving at the conclusion that the proposed development accords with the development plan and national planning policy. Consequently, it is concluded that the appeal should be allowed.

2.0 APPEAL SITE AND SURROUNDINGS

- 2.1 The appeal site 4 Shaw Terrace is the end cottage of a terrace of four cottages which are perpendicular to the Greendale View section of Main Street. It has three bedrooms. The front elevations of the cottages face south-east onto private amenity spaces and gardens. The appeal site is the cottage furthest away from Main Street and has the largest garden which wraps around the others. The residents share a pedestrian

access across the front of the properties. Access to the rear of the properties is also via a shared access from Main Street.

- 2.2 The eastern side of the gardens to 1 and 4 Shaw Terrace are separated from Main Street by a stone boundary wall which extends from the pedestrian access in front of Shaw Terrace to the Electrical Substation to the south. The wall is about 30m in length. Behind the southern end of the wall is a small pedestrian gate into the garden. The garden level is approximately 0.5m higher than the pavement to Main Street.
- 2.3 The cottages have no off-street parking. Residents of Shaw Terrace Park their cars nearby on the highway. There are no parking restrictions on Main Street. Custom and practice is that parking occurs on the east side of the road to aid the free flow of traffic. Consequently, the residents of Shaw Terrace need to cross the road when unloading shopping etc. from their cars.
- 2.4 Main Street is the main thoroughfare through centre of the village. It is also a bus route and there is a bus turning area at the northern end of the village. The layout of the village follows the route of Main Street as it climbs north. There are short rows of terraced houses at right angles to and facing the road as well as detached and semi-detached houses and former farm buildings now converted to dwellings.
- 2.5 There are stone boundary walls of varying lengths to the edge of Main Street. These are interspersed with gaps for parking areas and vehicle accesses to the rear of the houses. On the east side of Main Street there are also narrow side streets and vehicle accesses connecting to Back Lane which runs parallel to Main Street to the east.
- 2.6 Many of the residential properties in Grindleton lack off-street parking and there is no public car park in the village.
- 2.7 The appeal site is within Grindleton Conservation Area. The Conservation Area Appraisal 2005 states that the Conservation Area was designated on the 3 October 1974.

3.0 PLANNING POLICY

- 3.1 The Development Plan for the purposes of this appeal comprises the Ribble Valley Core Strategy which was adopted in 2014. Key Statement EN5 (Heritage Assets) and Policies DME4 (Protecting Heritage Assets) and DMG1 (General Considerations) seek to ensure that developments conserve and enhance the significance of heritage assets and encourage high standards of design.

National Planning Policy Framework (NPPF)

- 3.2 The NPPF is a statement of Government policy in relation to planning matters nationally. The Council's Development Plans must accord with the general principles detailed in the NPPF and it is a material consideration in the determination of all planning applications.
- 3.3 The NPPF does not change the statutory status of the development plan as the starting point for decision making. It states that development in accordance with an up to date Local Plan should be approved, and proposed development that conflicts should be refused unless material considerations indicate otherwise.
- 3.4 Section 16 Conserving and enhancing the historic environment is relevant to this appeal in particular paragraphs 203 which sets out what planning authorities should take account of in determining applications and 205 which requires great weight to be given to the conservation of designated heritage assets. Grindleton Conservation Area is a designated heritage asset.
- 3.5 Section 14 Meeting the challenge of climate change, flooding and coastal change, sets out the Government aspiration for the planning system to support the transition to a low carbon future.

4.0 PLANNING APPRAISAL

- 4.1 According to the Council's decision notice, the appeal proposal would have a significant detrimental impact upon the visual amenities of Grindleton Conservation Area due to the prominent and elevated siting of the driveway and the loss of the boundary treatment. The remainder of this Statement will deal with these matters accordingly.

- 4.2 The Grindleton Conservation Area Appraisal (CAA) summary of special interest on page 3 includes *"the survival of medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road"* and *"local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village."* Local details are listed on page 15 of the CAA includes *"Boundary walls: built from the abundant gritstone, these are a distinctive feature of the conservation area, lining both side of Main Street and contributing to the linear character of the street."*
- 4.3 Under the strengths, weakness, opportunities and threats analysis it states on page 17 weakness section *"parking along the Main Street and on the approach roads to the village"* is identified as a principle negative feature of the Grindleton Conservation Area. Under the opportunities section page 18 it states, *"Provision of a car park with the village for use by residents and visitors would help to clear parked cars from the narrow main street and contribute to a more attractive townscape"*. Appendix 1. Grindleton Conservation Area Appraisal. The Grindleton Conservation Area, Townscape Appraisal Map does not show the site as being a significant open space or an important view. See Appendix 2. Grindleton Conservation Area, Townscape Appraisal Map.
- 4.4 The proposed development includes the removal of approximately 5.5m of the boundary wall of the garden at the back of the footway on Main Street. The total length of the wall between Shaw Terrace and the Electricity Substation is about 30m. The majority of the wall will remain intact, and the new driveway will be bordered by a new natural stone retaining wall and the existing boundary wall with the Electricity Substation. Although the parking area is above the level of the road it is below the level of the boundary wall which will provide some screening to the proposed parking area. It will also be viewed in the context of the existing outbuildings in the gardens of Shaw Terrace. See photograph 1 and the adjacent Electricity Substation, see photograph 2.
- 4.5 Parking areas within the gardens of properties along Main Street are not an unusual feature in the Conservation Area. The stone boundary walls along Main Street are broken up by pedestrian and vehicle access points and accesses to the land at the rear of Main Street and linking to Back Lane as well as parking areas. Consequently, the proposed driveway will not appear as an incongruous or anomalous feature in the townscape. The majority of the boundary wall will remain. As such the development is not harmful to the character of the conservation area.



1 Appeal site from Main Street (Greendale View) showing boundary wall and garden to Shaw Terrace



2. Appeal site from Main Street (Greendale View) showing section of boundary wall to be removed approximately between the lamp post and the stone wall adjacent to the Electricity substation.

- 4.6 In the Officer's report concern is raised in relation to the location of the parking area which is noted as being 15m from the proposed dwelling. The Council considers this to be an unusual feature and not typical of the area. The character of the Conservation Area is one of a variety of size and type of dwelling with varying sizes of gardens and car parking arrangements. That the parking area is not immediately adjacent to the dwelling 4 Shaw Terrace does not make the proposed driveway incongruous or harmful to the Conservation Area. We have demonstrated the proposal fully accords with Key Statement EN5 and Policies DMG1 and DME 4 of the Ribble Valley Core Strategy.
- 4.7 If the Inspector considers that the development would lead to harm to the character of the conservation area this harm is less than significant harm. Paragraph 208 of the NPPF requires that less than substantial harm should be weighed against the public benefits of the proposal.
- 4.8 The Grindleton CAA identified parking on Main Street as a principal weakness of the conservation area and the reduction of cars parked on the street as an opportunity to enhance the character of the conservation area. The provision of the driveway and parking at 4 Shaw Terrace will provide a public benefit by removing two cars which currently park on the highway. It is custom and practice that vehicles do not park on the west side of Main Street. The proposed driveway being on the west side of Main Street will not decrease the available space for on street parking through the creation of a new crossing onto the highway. Overall, the development will lead to a reduction of on-street parking on Main Street which will be a public benefit and an enhancement of the character of the conservation area. This is in accordance with the requirements of Section 16 of the NPPF.
- 4.9 The applicant intends to provide an electric vehicle charging point as part of the development. There is a modest public benefit to this as a contribution to the reduction in carbon emissions as required by Section 14 of the NPPF. If the Inspector allows the appeal the appellant would be content for a condition to be imposed requiring the provision of an electric vehicle charging point adjacent to the parking area.

Third parties

- 4.10 Highway concerns were not amongst the reasons for the refusal given by the Council. Objections to the planning application from third parties focus on highway and pedestrian safety. The Local Highway Authority did not object to the planning application in their response on the 22.03.2024 to the planning application. The Local

Highway Authority had previously provided pre-application advice on the proposal. It was the Highway Authority who confirmed that traffic speeds are likely to be low and that the proposed visibility splays would be acceptable. See Appendix 3 LCC Highways pre-application response, Appendix 4 SK01A Option 1 Proposed Site Plan, Section and Street Scene and Appendix 5 SK03 Option 1 Proposed Extended site plan. The Highway Authority did not raise any concerns regarding the relocation of the lamppost.

- 4.11 Third party objectors raise concerns about impact on wildlife and loss of green space. The Council did not raise similar concerns in the Officer's Delegated Item File Report.

5.0 CONDITIONS

- 5.1 If the Inspector allows the appeal, the appellant is content for there to be conditions attached to the planning permission as suggested by the Highway Authority in their letter of the 21.03.2024. The wording of the reason for the first condition may need amendment to refer to the use of the hard standing rather than the dwelling. A condition requiring an electric vehicle charging point to be provided could also be imposed.

6.0 SUMMARY AND CONCLUSION

- 6.1 This Appeal Statement has justified the acceptability of planning application reference 3/2024/0149 which sought permission for the demolition of boundary wall and creation of new vehicular access and driveway.
- 6.2 It has been clearly demonstrated that the proposal will not harm the character of the conservation area. There are public benefits associated with the provision of off-street parking which will reduce on-street parking on Main Street which has been identified as a weakness in the Grindleton CAA. The proposal fully accords with the requirements of Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.
- 6.3 The proposal fully accords with the requirement of the National Planning Policy Framework in particular paragraphs 203 and 205 of the National Planning Policy Framework. We respectfully request that the Inspector allows this appeal.

APPENDICES

Appendix 1 Grindleton Conservation Area Appraisal.

Appendix 2 Grindleton Conservation Area, Townscape Appraisal Map.

Appendix 3 LCC Highways pre-application response.

Appendix 4 SK01A Option 1 Proposed Site Plan, Section and Street Scene.

Appendix 5 SK03 Option 1 Proposed Extended site plan.

GRINDLETON CONSERVATION AREA APPRAISAL



This document has been written and produced by The Conservation Studio, 1 Querns Lane,
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GRINDLETON CONSERVATION AREA APPRAISAL

Introduction

Purpose of the appraisal

This appraisal seeks to record and analyse the various features that give the Grindleton Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal Map along with significant trees, surviving historic paving, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

This appraisal builds upon national policy, as set out in PPG15, and local policy, as set out in the Local Plan 1998, and provides a firm basis on which applications for development within the Whalley Conservation Area can be assessed.



Rawsthorne House, Main Street

Summary of special interest

The Grindleton Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Grindleton Conservation Area derives from the following features:

- Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages;
- The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road;
- Its important place in non-conformist history as the village that gave birth to the Grindletonian sect in the 1600s;

- Numerous historic buildings, including 17th and 18th century weavers' cottages, given extra height and bigger windows in the 19th century;
- Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;
- Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill.

The planning policy context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area



Uninterrupted views from Sawley Road to Pendle Hill

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment. The layout and content follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum.

Local planning policy

Local planning policies for the preservation of scheduled monuments and conservation of historic parks and gardens, listed buildings and conservation areas are set out in the Ribble Valley Local Plan which was adopted in June 1998 (Policies ENV14, ENV15, ENV16, ENV17, ENV18, ENV19, ENV20, ENV21) and the Joint Lancashire Structure Plan 2001-2016 which was adopted on 31st March 2005 (Policies 20 and 21, supported by draft Supplementary Planning Guidance (SPG) entitled 'Landscape and Heritage').



Harrison Terrace, Cross Fold

Location and setting

Location and context

Grindleton is one of a series of villages located on a terrace above the floodplain on the northern bank of the River Ribble, some 4km north east of Clitheroe, on the fringe of the Forest of Bowland. It is located on the Grindleton Brook, a tributary of the Ribble. Unlike some of its near neighbours (such as Waddington and West Bradford) where the brook runs through the village and is an important part of the village scene, Grindleton is located on the eastern bank of the steep-sided valley carved by the brook, which makes no impact on the visual appearance of the village except that the woodland lining the brook forms an attractive backdrop to westward views from the Main Street.

The village is not on a major road: local traffic passes to the south of the conservation area, along the road that follows the terrace edge and runs parallel to the Ribble. Little traffic passes up the Main Street, which leads northwards from the village up to the Grindleton Fell.



St Ambrose Church

General character and plan form

Grindleton is a typical linear village. It has a north/south Main Street, running parallel to the valley side and to the Grindleton Brook. Linear plots, intersected by side lanes at regular intervals, run back from the Main Street into Back Side/Back Lane, which survives on the eastern side of the Main Street in the form of an unmetalled track or green lane. The lane gives access to fields that were probably farmed communally as open-field strips until they were enclosed. There is no evidence for a back lane on the western side of the Main Street. Here the land falls away steeply to the Grindleton Brook. It is possible that this side of the Main Street was built up later than the eastern side.

The narrow character of the valley has meant that the village has had to develop north to south along the Main Street rather than spreading east and west. There has been a

considerable amount of encroachment on the linear tenements, with dwellings built along the 'ginnels' or lanes that link the Main Street to Back Side, and along the Back Side itself. There has also been a certain amount of infill along Main Street, with perhaps a quarter of the properties dating from the 20th century.

Grindleton's historic character is that of a compact village of farmers and handloom weavers. It has two public houses and a Wesleyan chapel, but the streetscape is largely made up of vernacular houses, without church (until 1805), manor, rectory or 'polite' houses.

Landscape setting

Topography, geology, relationship of the conservation area to its surroundings

Grindleton is located on the eastern bank of the Grindleton Brook, which flows almost due south from its source some 2km north of the village on Beacon Hill. The valley is steep sided and the Brook itself is not visible from the village, though paths lead westwards from the main street down to the brook and its wooded western bank.

Grindleton is located on a folded and uplifted terrace of carboniferous sandstone, overlying carboniferous limestone and overlain by gritstone. All three materials have been quarried locally in the past for building stone and quicklime, and continues to be the primary resource for the very large cement and roadstone works which is visible from the village, 1.5km south on the southern bank of the Ribble.

The surrounding countryside is gently rolling, rising to a height of 300 metres to the forestry plantations, sheep pasture and open fells to north, looking out over the floodplain of the River Ribble, which is primarily used for dairy farming, and across to the steep flanks and shoulder of Pendle Hill; these southerly views are an important part of the character of the village.



Chapel Lane's Methodist Chapel of 1862

Historic development and archaeology

Origins and historic development

Grindleton has a substantial 'hidden history', as a planned Saxon village, as the centre of an influential non-conformist sect in the 17th century, and as the place where the Trutex textile company was formed and based until the 1970s.

The linear layout of Grindleton suggests that it has its origins as a planned village in the medieval period. Planned villages of this type can date from any period between the 10th and the 14th century. Grindleton could well be an early example, dating from the Saxon period, because the village is named in Domesday (as 'Gretlintone') as the site of a mill. Its name is also Saxon in origin, meaning 'the village or settlement of Grentel's people'. If it is a Saxon planned village, its importance must have been eclipsed by the Norman Conquest and the siting of the court and castle at Clitheroe.

Grindleton next features in the annals of history in the 17th century when it was the meeting place of a non-conformist sect called Grindletonians (the only example, other than the Plymouth Brethren, of a 17th-century sect being named after a place rather than a person, belief or practice). Grindleton was, until the 19th century, part of the very large parish of Greta Mitton, which is where the parish church was located, some 8km to the south west of Grindleton. Grindleton itself was served by a curate: no chapel survives from the medieval period, but the location must have been to the east of the village, close to Chapel Garth, between Upper and Lower Chapel Lane.



The Edwardian former post office at Nos 1 to 3 West View

The historian Christopher Hill, who summarises the history of the Grindletonians in his work, *The World Turned Upside Down*, points out that there is clear evidence that the radical religious ideas espoused by the inhabitants of Grindleton in the 17th century originated amongst the villagers themselves. Whereas ordained clergymen were often called to account for their non-conformist views, it was very rare for members of the congregation to be accused of religious transgressions. In the case of Grindleton, not only were 50 charges brought against Roger Brearly, Grindleton's curate, in 1617, but unusually members of the congregation were also accused of 'holding private meetings'. This charge is entirely consistent with Grindletonian doctrine, as spelled out in the published sermons of Roger Brearly, that all men could preach and lead congregations in prayer if the spirit moved them, and that ordination was not a necessary precondition.

What survives of this hidden part of Grindleton's history is a field behind Eccles Terrace (partly within the conservation area) known locally as Hellfire Square, and said to be the place where crowds would gather from up to seven miles away to listen to Roger Brearly preach.

Many Grindletonians later became Quakers and it was a Quaker farmer from Grindleton who, in 1754, gave the land where the Friends Meeting House is now located, at the eastern extremity of Grindleton parish, in the Sawley Conservation Area

Christopher Hill concludes his account of the sect by suggesting that they played an influential role in the development of non-conformist doctrines and that 'Grindleton, lying at the foot of Pendle Hill, George Fox's Mount of Vision, should perhaps have a more prominent place on the maps of 17th-century England than is usually accorded to it'.

In 1804 Grindleton acquired its own Anglican church and burial rights, and in 1862 the Methodist Chapel and Sunday School were built in Chapel Lane.

In 1865, the Clitheroe Shirting Company began producing fabrics in the village, building on Grindleton's strong tradition of handloom weaving. In the 1920s, cotton weaving ceased and gave way to garment manufacturing. In 1965, the name of the company was changed to Trutex Limited, which became part of the Tootal Group in 1974 and the Grindleton head office closed soon afterwards.

It was because of the Clitheroe Shirting Company that Mahatma Gandhi visited Grindleton in September 1931 at the invitation of the Society of Friends in the area. Gandhi came to meet local cotton workers and explain why the All India Congress Party had led a boycott of British mass-produced textiles, explaining that British products were threatening to destroy India's own handloom-weaving industry.



O.S. 1850

Spatial analysis

Key views and vistas

Grindleton commands a wide panorama of the Ribble Valley and Pendle Hill. These views are especially fine from the Top of Town, at the upper end of the Main Street, and from Sawley Road, which runs at a right-angle to the Main Street. There are also good long views southwards and eastwards over meadows towards Pendle Hill from Back Side and the Methodist Chapel.

In turn, Grindleton itself is visible from the opposite side of the Ribble Valley – notably from Chatburn and Worston.

Along the Main Street, views out of the village are blocked by the tightly packed cottages on the eastern side of Main Street. On the eastern side, there are gaps between the buildings that allow views over steeply sloping pasture and allotments to the woodland that encloses the valley of the Grindleton Brook.



Traditional timber gutters, and quatrefoil barge boards at the Hollies

The character of spaces within the area

There are very few open spaces within the conservation area, but the conservation area is surrounded by meadows and woodland. The fact that there has been very little expansion of the village beyond its original boundaries means that there is an abrupt transition from village to open countryside, with most houses along the western side of Main Street and along Back Side backing onto or looking out over open fields.

Definition of the special interest of the conservation area

Activities/uses

Grindleton is primarily a residential village, with little employment within the village except for two pubs and Greendale Mill (outside the conservation area) which is the base for a metal fabrication business.

Plan form and building types

Many of the houses built along the Main Street were originally weavers' cottages, a few of which might date from the late Tudor period (Crossfield Cottage, for example, has a Tudor-style inglenook fireplace). These cottages have been continually modified and improved so that most now look as if they could have been built at any time up to the late 19th century. Most are small, two-up, two-down cottages built in short rows of three to five dwellings.

The village also has two public houses – The Duke of York and The Buck Inn – dating from the 18th century, both symmetrical double pile houses. It also has a number of former agricultural buildings, with carriage arches (at Stone Hill Farm, Swindlehurst Barn, Duck House Farm and Wythenstocks Barn, for example).



Stonehill House gateposts and garden gate

Architectural qualities

The historic buildings of Grindleton are relatively modest and conservative, but are attractive because of the homogeneity of the stone walls built from local gritstone and roofs of sandstone or slate, with boundary walls of stone.

Today most roofs in the conservation area are of slate, though mid-19th-century pictures show that many of the houses were then thatched. Several houses (in Eccles Terrace and Harrison Terrace, for example) show evidence in the gable walls of the roof heightening

made possible by the use of lighter slates, which can also be laid at a shallower pitch. This suggests that few original roof trusses will have survived, however.

Roughcast render has long been used in the area as a wall covering. Today there is a trend for removing the render and exposing the rubble, which can result in a less attractive building, with aggressively cleaned stone and coloured pointing (Stonehill Farm, for example).

Window and door surrounds are rarely more elaborate than simple rectangular slabs of stone, though a few later 19th century houses have shaped doors and window surrounds (for example, the old post office and former village store at Nos 1 and 3 West View). Blocked windows in the end gable of Harrison Terrace suggest that the earliest windows were small and square, and that rectangular windows are a later introduction. Very few original windows survive in the village. The great majority have been replaced in recent years by UPVC units or treated timber.



Back Lane

Among the more unusual structures in the village are Nos 6/7 and 8/9 Buck Street. These two pairs of timber-framed houses are examples of the 2,444 prefabricated homes that were imported from Sweden between 1945 and 1951, at a time when the post-war housing shortage was at its height and traditional building materials were in short supply. They represent an important phase of post-war housing in England, and were built for local agricultural workers from a British prototype developed in 1943. Similarly well-preserved cottages like this at Nos 1 to 4 Spittlerush Lane, Doncaster, were listed Grade II in August 2003.

Listed buildings

There are three listing entries for the conservation area.

- **Swindlehurst Barn:** Grade II, late 18th with reused 16th century six-light mullioned window;
- **Townley House:** Grade II; the list description says 'built around 1800, door and windows have semi-circular heads, reset datestones saying "1727 GAA" and "RA1624"; recent work at the house has revealed that the 1624 datestone is in situ, and forms part of the upper lintel of a blocked doorway: the 19th-century windows now look as if they are an insertion into the surviving fabric of a 17th-century wall, suggesting that the house itself was not built around 1800, but remodelled at that date.
- **Duke of York Hotel:** Grade II, early 19th, double pile with end stacks, central door with moulded open pediment on shaped consoles.

Buildings of Townscape Merit

The Townscape Appraisal Map for the Grindleton Conservation Area identifies a number of *unlisted* buildings that have been judged as making a positive contribution to the character and appearance of the conservation area, known as Buildings of Townscape Merit.

This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

The buildings vary, but generally date to the 19th century. Most are modest cottages, but they are considered to be good, relatively unaltered examples, of their type. Among buildings of note are:

- **Paddock House:** late 19th century, original doors and windows and shaped barge boards and eaves boards, prominently sited at the point where the road divides at the top of the village;
- **Rose Mount:** 1906 date stone, with gutter brackets and original windows and doors;
- **Rawsthorne House:** mid 19th with original doors, windows and conservatory, boundary wall and railings;
- **Eccles Terrace:** 19th terrace;
- **Harrison Terrace:** perhaps late 18th century;
- **The Hollies:** 19th with original door, railings and gate, decorative barge and eaves boards;
- **The Methodist Chapel and Sunday School:** 1862, chapel rendered with tall round-headed leaded-light windows, the Sunday School of Accrington brick, all with original boundary wall, gate and railings.

Local details

- **Historic paving:** there are cobbled areas alongside the Old Smithy and in front of the next-door Buck Inn, on the drive beside Townley House, along Cross Fold, beside Rawsthorne House, in Back Lane (south of the Methodist Chapel and north of Cross House), and in the courtyard in front of Beech Cottage.
- **Boundary walls:** built from the abundant local gritstone, these are a distinctive feature of the conservation area, lining both sides of Main Street and contributing to the linear character of the street. The small enclosure opposite Cherry Hall at the northern end of Main Street is the former village pound or pinfold where stray animals were kept.
- **Railings and gates:** some larger detached properties along the Main Street have iron railings and front gate – notably Rawsthorne House, Ivy House and The Hollies.
- **Barge and eaves boards:** several 19th-century houses along the Main Street have eaves boards and barge boards of painted timber, shaped along the lower edge and pierced with holes to form simple geometric patterns. They include Paddock House, Rawsthorne House, The Hollies and Chestnut Cottages.
- **Gutter brackets:** stone brackets supporting the front gutter are not as common here as they are further south in the Ribble Valley, but are found on Rose Mount (dated 1906), the Duke of York Hotel and The Haven.
- **Roofs:** at Pendle View, Nos 1 to 5 consist of a row of weaver's cottages under a slate roof, but with an outshut to the rear roofed in sandstone.
- **Stiles:** a stone stile consisting of three stones projecting from the face of the all is found at the start of the footpath north of Scotts Barn on Back Side.



The Vicarage

Green spaces, trees and other natural elements

The house called Bramble Croft, on the western side of Main Street, sits on the site of a former jam factory, and there are damson trees surviving in a few gardens along Back Lane as a reminder of the orchards once lined the eastern edge of the conservation area. Most of these have now been built upon.

Back Lane itself is an unadopted road, which in places resembles a footpath passing between field walls and high hedges. Other footpaths lead eastwards across sheep-grazed fields and westwards down to the Grindleton Brook. Grindle Wood, opposite Buck Street, is an area of open access land planted with native deciduous trees by the Woodland Trust to commemorate the millennium.

These and other significant tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference on the map does not imply that a tree or group is not of value.

Issues

Strengths

The most important *positive* features of the Grindleton Conservation Area are:

- the lack of through traffic, encouraging people to live out on the streets in fine weather;
- community spirit, manifested in the village website and in the Millennium Heritage Trail and in the planting of a community wood;
- a church, primary school and a large recreational space on the eastern edge of the village (though currently outside the conservation area);
- well-maintained houses and gardens.



Stone door and window details, former post office, Nos 1 to 3 West View

Weaknesses

The principal *negative* features of the Grindleton Conservation Area are:

- plastic or treated timber windows and doors on virtually every building;
- parking along the Main Street and on the approach roads to the village;
- aggressive cleaning and repointing of former agricultural buildings which have removed their patina and made them stand out rather than blending in to the streetscape;
- removal of render leaving rubble walls exposed and door and window surrounds standing proud that should have been flush;

Opportunities

- Back Lane could be a more attractive footpath and bridleway if better maintained: parts are currently overgrown, potholed and rutted, and parts have historic cobbles that are in danger of deteriorating without maintenance.
- Greater use might be made of the footpaths leading to and along Grindleton Brook and along Back Lane and eastwards from Back Lane if the paths were kept clear of vegetation and rubbish, and were better signposted. The village already has a Heritage Trail concentrating on the core of the village, and it would be good to supplement this by creating a circular walk that takes in the brook, fields and church around the village
- Provision of a car park within the village for use by residents and visitors would help to clear parked cars from the narrow Main Street and contribute to a more attractive townscape.
- Owners undertaking future house conversions should be encouraged to reverse the use of uPVC and treated timber and to insert windows and doors using traditional materials, styles and techniques.

Threats

- Continuing loss of original architectural details and use of inappropriate modern materials or details.

Nearly all of the buildings in the conservation have been adversely affected by the use of inappropriate modern materials or details. Common faults include:

- the replacement of original timber sash windows with uPVC, aluminium or stained timber windows;
- the loss of original planked and panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors;
- the use of pink pebble dash or grey cement render as a wall covering;
- the use of brick-red mortar for repointing (for example, at Stone Hill Farm) or hard cement instead of traditional grey/white lime-based mortar;
- aggressive cleaning of rubble walls (again, at Stone Hill Farm), removing dark patination and leaving the stone very brightly coloured, so that buildings so treated stand out from the more muted colour schemes of other buildings in the conservation area.

Recommendations

Conservation Area boundary review

Grindleton Parish Council has requested that consideration be given to the extension of the conservation area boundaries to take in the school and church along Sawley Road.

The school and church are an integral part of the historic core of the village, albeit separated from the geographical centre of the village, and that both are buildings of some historical and architectural merit (the church is a Grade II listed building). Moreover, the open spaces between the village and the church are important for recreational purposes and for protecting the open views from the village to Pendle Hill. It is recommended that the boundary be extended accordingly.



The Hollies: PVCu windows and rooflight in an otherwise original Edwardian house

The Townscape Appraisal Map for the Grindleton Conservation Area shows the proposed extension. This would only take in Nos 1 to 4 Sawley Road, a row of four Edwardian cottages with original doors, windows, boundary wall, railings and gates, but excludes the adjacent post-war council estate and playing field, taking the Sawley Road as its northern boundary. On the southern side of Sawley Road the boundary would take in:

- the Rectory, which is late 19th-century in date and contemporary with the second phase of building work at the next door church of St Ambrose;
- St Ambrose church (already listed Grade II), with its west tower and nave dating from 1805, and its chancel, north aisle and porch from the 1890s;
- the churchyard, with its large numbers of well-preserved 19th-century monuments and headstones;
- the school next to the church, which is an attractive late-19th-century building of rendered rubble with tall mullioned windows, under steeply pitched slate roof, with dormer lights, and various architectural details, including battlemented entrance porches with simple triangular hoods over the doors.

The southern boundary would take in three fields to the south of Sawley Road, which should be preserved as open spaces to protect the panoramic views from this part of the village.

Article 4 Direction

The incremental loss of original building materials and detailing has been noted on many of the historic buildings within the Grindleton Conservation Area, particularly the replacement of timber sash windows and timber doors with uPVC and treated timber alternatives. For family houses, such changes are called "Permitted Development" as set out in Town and Country Planning (General Permitted Development) Order 1995, and owners do not need permission from the Borough Council. However, these minor alterations can cumulatively have an adverse effect on the conservation area and powers exist to the Council to withdraw some of these permitted development rights (an Article 4 Direction) in the interests of preserving and enhancing the special character and appearance of the conservation area.

It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in the conservation area that have not already been too adversely affected by unsympathetic alterations, which form notable groups within the townscape. Some individual properties are also proposed for inclusion in the Article 4 Direction. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out any work.

The buildings which are proposed for inclusion within the Article 4 Direction are:

- Paddock House;
- Rose Mount;
- Rawsthorne House;
- Eccles Terrace;
- Harrison Terrace;
- The Hollies.

The kinds of work that it is proposed to control include:

- installation of new windows and doors;
- alterations to the roof, including changing the roof materials and installing rooflights;
- building a porch;
- the erection of sheds and other outbuildings;
- creating an access onto the road;
- building a hard standing;
- the erection or alteration of gates, fences or walls;
- painting the exterior of a building.

It is proposed that the restrictions will only relate to development visible from a public highway (this includes a footpath). It will not affect commercial properties or houses that are in use as flats (i.e. in “multiple occupation”), which are already controlled more rigorously as they have far fewer “permitted development” rights than family houses.

Monitoring and review.

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- An evaluation of changes that have taken place in the conservation area, ideally by means of an updated photographic record;
- An assessment of whether the various recommendations detailed in this document have been acted upon, including opportunities for enhancement;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

Bibliography

Nikolaus Pevsner, *The Buildings of England: Yorkshire West Riding*, 1967 (second edition, revised by Enid Radcliffe)

Royal Commission on the Historic Monument of England, *Nonconformist Chapels and Meeting Houses in the North of England*, 1994.

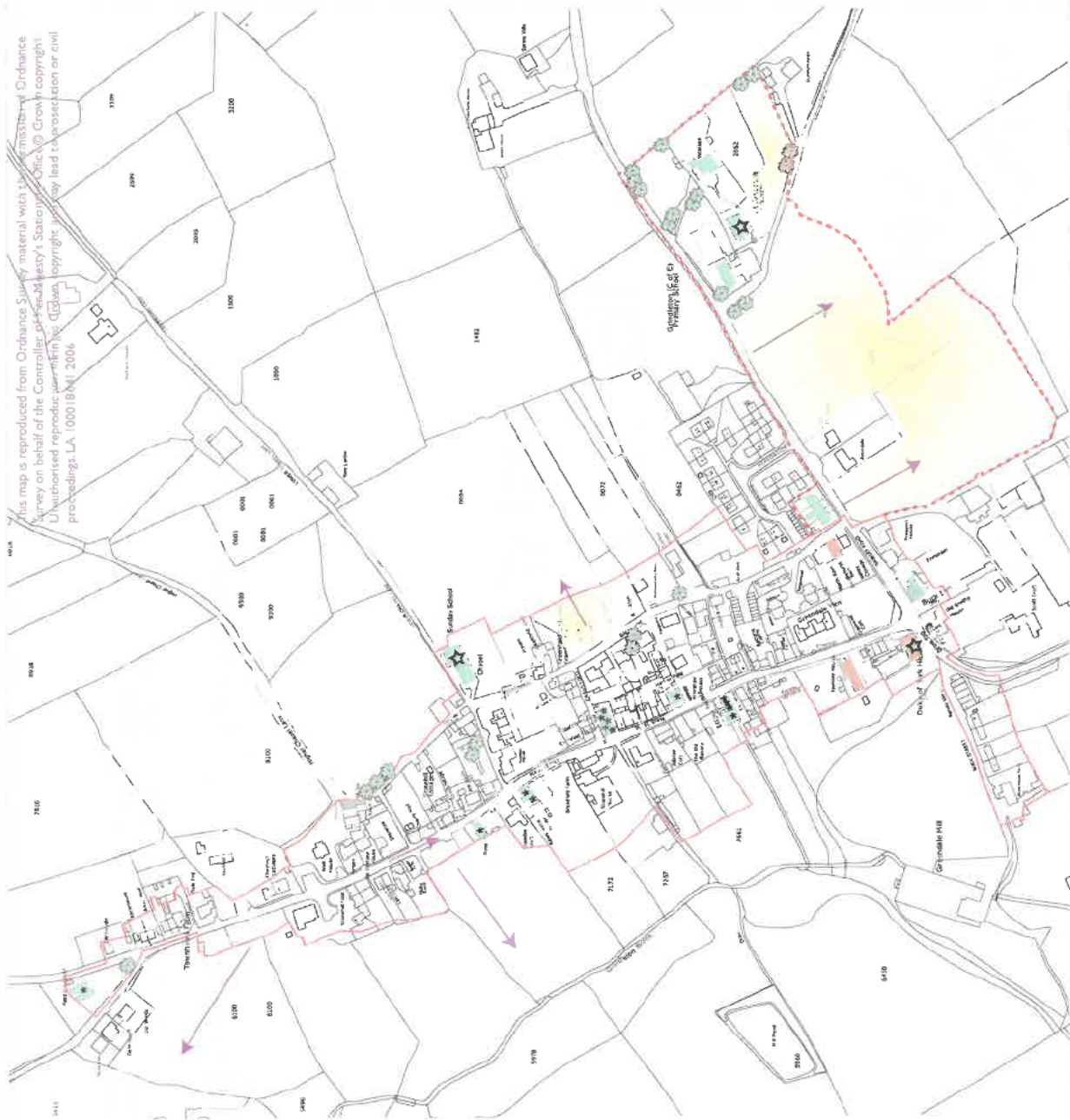
Christopher Hill, *The World Turned Upside Down*, Penguin Books 1972.

The Grindleton village website: <www.grindleton.org>.

***List of
photographs***

- | | |
|----------------------|--|
| <i>Photograph 1</i> | <i>Rawsthorne House, Main Street</i> |
| <i>Photograph 2</i> | <i>Uninterrupted views from Sawley Road to Pendle Hill</i> |
| <i>Photograph 3</i> | <i>Harrison Terrace, Cross Fold</i> |
| <i>Photograph 4</i> | <i>St Ambrose Church</i> |
| <i>Photograph 5</i> | <i>Chapel Lane's Methodist Chapel of 1862</i> |
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Townscape Appraisal Map





Mr Richard Maudsley
Sunderland Peacock & Associates
Hazelmere
Pimlico Road
Clitheroe

Phone:
Email:

Our ref: Pre-application
Date: 29 November 2023

HIGHWAYS PRE-APPLICATION ADVICE

Location: Fern Cottage, 4 Shaw Terrace, Grindleton, BB7 4RA

Description of proposal:

The provision of a new driveway and new dropped vehicle crossing onto Main Street to provide two off-road car parking spaces.

Comments

The comments contained within this response are based on the following documents and our telephone conversation on 23 November 2023:

- pre-application highways advice form
- Design Statement
- Location Plan – 6947-E00
- Existing Site Plan – E01
- Proposed Site Plan, Section and Street Scene – Option 1 – 6947-SK01
- Proposed Site Plan, Section and Street Scene – Option 2 – 6947-SK02

Following our telephone discussions further amended plans were submitted:

- Proposed Site Plan, Section and Street Scene – Option 1 – 6947-SK01A
- Proposed Extended Site Plan - Option 1 – 6947-SK03

Based on the above amended plans, the principle of the proposed development is acceptable from a highways point of view. However the following comments should be noted.

Advice

Option 1

The proposed site layout to provide two off-road parking spaces would allow vehicles to enter and leave the site in forward gear, carrying out all manoeuvring internally, which the highway authority supports.

Lancashire County Council
PO Box 100, County Hall, Preston, PR1 0LD

Access

The construction of the new dropped vehicle crossing would need to be carried out to Lancashire County's Council's specification and works must only be carried out by a contractor authorised by the county council.

Street lighting column F18 would be immediately adjacent to the new access and will need to be re-located to achieve the full dropped crossing construction. However, as the replacement column will have to be to its current specification the county council will contribute towards the cost of re-location and so your client will not be liable for the full cost. Contact details for the street lighting section will be provided through the vehicle crossing application process.

Further information regarding vehicle crossings is available on the county council's website at the following link:

[Vehicle crossings \(dropped kerb\) - Lancashire County Council](#)

Visibility splays

Main Street is subject to a maximum speed limit of 30mph. For a road with a speed limit of 30mph a Stopping Sight Distance (SSD) of 43m should be provided (Manual for Streets). However, we discussed that traffic was likely to be travelling below this due to the narrow road layout and the presence of parked cars reducing the carriageway width to one vehicle only. The presence of two bus stops to the South of the proposed access would also contribute to slowing down traffic.

Visibility splays measuring 51m to the South of the access and 40m to the North have been shown on the Proposed Extended Site Plan (Drawing 6947-SK03). Whilst the splay to the North is shorter than would be required for a 30mph road, as discussed, traffic is likely to be travelling below this speed. An SSD of 40m would be considered appropriate for traffic speeds of 28 – 29mph. A highways inspector has assessed the access for the vehicle crossing (our ref CR No 508305) and accepted this slightly shorter visibility splay for the reasons outline above.

Nothing over 0.9m in height above the carriageway level should be within the visibility splays.

Driveway/hardstanding

The first 5m of the driveway from the rear of the footway into the site should be surfaced in a bound porous material. This is to prevent loose surface material from being carried onto the surrounding highway network, where it could pose a hazard to other users.

In addition, a means of collecting surface water from the driveway should be provided across the access, which should drain to an internal outfall. This is to prevent water from discharging onto the publicly maintained highway network. Details of the means of drainage can either be submitted as part of the planning application or we would request a condition to control it if planning approval is granted.

Option 2

The highway authority would not support this layout due to the manoeuvres which would have to be carried out within the public highway. The carriageway is narrow outside the

site and vehicles for the properties opposite park on the road further reducing the width so restricting the manoeuvring area. Given the above, there would be no guarantee that adequate room would be available on the highway network to make the necessary manoeuvres to or from the driveway.

Conclusion

Based on the information submitted the highway authority is unlikely to raise an objection to a full application. However, highway-related conditions will be required including, but not exclusive to, the construction of the dropped vehicle crossing, a means of draining surface water from the first 5m section of the drive into an internal outfall and visibility splays.

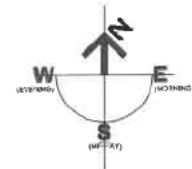
This response should be included as supporting information for any planning application submission made to the local planning authority.


The Highway Development Control Section's advice is current on the date it is given. Whilst every attempt is made to identify reasonably foreseeable future influences, the county council cannot guarantee that its advice will take these into account. This may extend to matters such as changes in planning policy or planning precedent. In any event, the pre-application advice given will expire 12 months after the date on which it is given.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council



The drawing is to be read in conjunction with all relevant Architect's consultants and specialist drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor's risk.
Note: proposed drawing based on OS map information. All illustrated dimensions are approximate and all site dimensions are to be checked on site and subject to site survey.



Client Ms D Murray		
Job Title Proposed New Driveway at Fern Cottage, 4 Shaw Terrace Grindleton		
Drawing Title Option 1 Proposed Extended Site Plan		
Scale 1:200 @ A3	Date October 2023	Drawn BWT
 SUNDERLAND PEACOCK ARCHITECTS SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELBERRY, PRALCO ROAD, CLYTHESBURG LANCASHIRE, BB7 2AG T 01204 423119 F 01204 427226 E info@sunderlandpeacock.com www.sunderlandpeacock.co.uk		
6947 - SK03		REV -