

**Town and Country Planning Act 1990  
(As Amended)**

**Appendices to Appeal Statement of Case**

Appeal against the decision of Ribble Valley Borough Council to refuse to grant planning and listed building consent for the erection of a single storey extension to the south of an existing modern extension to Great Mitton Hall; the reconfiguration of the existing patio and railings; the removal of the pointed arch doorway to the southern wall of the modern extension and its replacement with a window; and the re-painting of the existing rendered gable to the Hall.

**Site:** Great Mitton Hall, Mitton Road, Mitton, Clitheroe

**Appellant:** Mr and Mrs Kay

**Our Ref:** KAY159/1/SOC/Appendices

**LPA Ref:** 3/2018/0474 (planning)  
3/2018/0468 (listed building)

**Document date:** October 2018

## **APPENDICES**

**Appendix 1** - Supplementary Letter by Heritage Collective

**Appendix 2** - Appeal Decision Letter dated 19 August 2016 (appeal references 3148964 & 3148963)

**Appendix 3** - Planning application documents associated with appeal references 3148964 & 3138963

## **APPENDIX 1**

Our ref: 4004

Carl Copestake  
Partner  
Knights plc  
The Brampton  
Newcastle-under-Lyme  
Staffordshire  
ST5 0QW

9 October 2018

Dear Carl

**Great Mitton Hall, Mitton Road, Clitheroe, Lancashire, BB7 9PQ**  
**Ribble Valley Borough Council References: 3/2018/4074 and 3/2018/4068**

Thank you for forwarding Ribble Valley Borough Council's reasons for refusing applications 3/2018/4074 and 3/2018/4068, and the officer reports relating to the two applications. As you know, I am fully in support of Mr Kay's proposal to appeal these applications, and it is my view that an appeal by way of informal hearing is absolutely essential if the issues are to be properly heard. Although I consider the Council's reasons for refusal to be untenable, I propose to attend the hearing to give full weight to the case set out in the Heritage Assessment that I prepared in May 2018, and which was submitted with the applications. There is no need, in this instance, for me to prepare a further statement for this appeal, since the case was set out in sufficient detail in the Heritage Assessment (although it should be noted that the paragraph numbers relating to the NPPF have now changed – an administrative point with which the Inspector will no doubt be familiar).

In both cases, the applications were refused "because the extension, railings and door replacement will compound the existing incongruity and conspicuousness of the modern extension." The Council does not explain how the listed building (Mitton Hall) would become less significant after the development were executed, if it were permitted. In circumstances where the Council cannot demonstrate a loss of significance, there is no harm, as I made clear in my Heritage Assessment at and after paragraph 2.2. Therefore, paragraph 134 of the "old" "PPF, which is now paragraph 196 of the "new" NPPF, is not engaged.

As far as the "Assessment" of the proposed development is considered in the officer reports relating to the planning and listed building applications, I can see little evidence of a fair assessment at all. The reports assume, in the subheadings, that there is an "Impact", and they execute a series of scolding blows by which the application proposal is

treated, in my view, unfairly. The reports are written as though the application had set out to cause harm, and as though the applicants and their professional advisers were to be taught a severe lesson. Public benefit is dismissed out of hand. It is as though the only possible outcome was refusal, and as though the applications were incapable of having any redeeming qualities.

I very much hope to have the opportunity of making a verbal contribution to a hearing so as to set the record straight, and so as to amplify that part of the assessment that is so lacking in the Council's reports. Such a process would allow an independent conclusion to be fairly reached.

I would be grateful if you would append this letter to your appeal statement and keep me informed of the emerging timetable.

Yours sincerely



Dr Jonathan Edis BA MA PhD MCIFA IHBC  
**Managing Director**  
Jonathan.edis@heritagecollective.co.uk

## **APPENDIX 2**

## Appeal Decisions

Site visit made on 9 August 2016

**by Roger Catchpole DipHort BSc(hons) PhD MCIEEM**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 19 August 2016**

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### **Appeal A: APP/T2350/W/16/3148964**

#### **Great Mitton Hall, Mitton Road, Mitton, Clitheroe BB7 9PQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr and Mrs Kay against the decision of Ribble Valley Borough Council.
  - The application Ref: 3/2016/0091, dated 22 January 2016, was refused by notice dated 22 March 2016.
  - The development proposed is a conservatory on the south east elevation of a modern extension.
- 

### **Appeal B: APP/T2350/Y/16/3148963**

#### **Great Mitton Hall, Mitton Road, Mitton, Clitheroe BB7 9PQ**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
  - The appeal is made by Mr and Mrs Kay against the decision of Ribble Valley Borough Council.
  - The application Ref: 3/2016/0132, dated 22 January 2016, was refused by notice dated 22 March 2016.
  - The works proposed are a conservatory on the south east elevation of a modern extension.
- 

### **Decision**

#### *Appeal A*

1. The appeal is dismissed.

#### *Appeal B*

2. The appeal is dismissed.

### **Preliminary Matter**

3. As the proposal affects listed buildings I have had special regard to sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

### **Main Issues**

4. The main issues are whether the proposal would preserve a Grade II listed building, Great Mitton Hall, and any of the features of special architectural or historic interest that it possesses; and whether the proposal would preserve the setting of nearby listed buildings.
-

## Reasons

5. Great Mitton Hall was listed in 1954 and was originally constructed in the 17<sup>th</sup> century. It comprises two stories with an attic and cellar. It is constructed from coursed rubble with a slate roof. A gabled, single storey extension projects at a right angle from one end of the south-western elevation. The extension is a modern addition which forms a partially enclosed courtyard. This elevation also accommodates the main entrance to the building via a single storey, gabled porch. Hooded mullion windows predominate and an impressive series of windows characterise the buttressed, south-eastern gable of the original building. These comprise a mullioned cellar window, a 14-light mullioned and transomed ground floor window, a 7-light first floor window and a 6-light attic window. Given the above, I find that the special interest of the listed building, insofar as it relates to this appeal, to be primarily associated with the fenestration and architectural detailing of its south-western gable.
6. The appeal property is within the setting of a Grade I listed building, Church of All Hallows, and a further Grade II listed building, Aisled Barn, Mitton Old Hall Farm, 35 Metres West of Great Mitton Hall. The Church was listed in 1954 and was originally constructed in the late 13<sup>th</sup> century with an early 15<sup>th</sup> century west tower and a late 16<sup>th</sup> century north chapel. It is constructed from coursed, sandstone rubble with a stone slate roof. The Barn was listed in 1984 and dates from the 17<sup>th</sup> century and is also constructed from coursed, sandstone rubble with a slate roof. The close juxtaposition of these buildings, common materials and highly prominent position at the top of an escarpment have created an ensemble of considerable historic and aesthetic value. As noted by a previous Inspector<sup>1</sup>, 'the historic and visual connections between the three adjacent listed buildings adds to their significance and distinctiveness'. Given the above, I find that the special interest of the setting of these listed buildings, insofar as it relates to this appeal, to be primarily related to the close visual juxtaposition of the Church and appeal property when viewed from the southwest along Mitton Road and the valley of the River Ribble.
7. The proposal would lead to the construction of a neo-classical style conservatory on the southern elevation of the single storey extension to the original building. It would be located centrally and utilise the existing terrace as a foundation. A number of minor changes would be made to the existing fenestration of the extension and the structure would not extend above the ridge line. Consequently, there would be no loss of original fabric or any change to the original layout of the listed building. However, the introduction of this alien feature would diminish the dominance of the windows of the buttressed gable and undermine their functional role. This is because the conservatory would create a diversionary feature and introduce a new vantage point from which wider views of the landscape to the southwest would be gained. It would also significantly increase the extent of the reflective surfaces associated with the extension during the day as well as the prominence of its illumination at night. Whilst I accept that the latter could be controlled through an appropriate condition, this is not the case for the former. Even if less reflective glass was used the overall extent of the reflective surface would still remain unacceptable.

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<sup>1</sup> APP/T2350/D/13/2210765



8. Notwithstanding the modern origin of the extension, the proposed structure would introduce a highly incongruent feature that would lack sympathy with the simple architectural form and period detailing of the original building. This harm would also erode the setting of the church given the prominence of the conservatory within the asset grouping. Given the above, I find that the proposal would fail to preserve the special interest of the listed building as well as the setting of the nearby listed church. I consequently give this combined harm considerable importance and weight in the planning balance of this appeal.
9. Paragraph 132 of the National Planning Policy Framework 2012 (the Framework) advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It goes on to advise that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Given the fact that the conservatory would be attached to a modern extension and contained within its form, I find the harm to be less than substantial in this instance. Under such circumstances, paragraph 134 of the Framework advises that this harm should be weighed against the public benefits of the proposal. The appellants have not suggested that any public benefits would arise in this instance.
10. Given the above, and in the absence of any defined public benefit, I conclude that the proposal would fail to preserve the special historic interest of the Grade II listed building and the setting of the Grade I listed building, thus failing to satisfy the requirements of the Act and paragraph 134 of the Framework. This would conflict with key statement EN5 and policies DME4 and DMG1 of the Ribble Valley Borough Core Strategy 2008-2028 (2014) that seek, among other things, to protect, conserve and enhance heritage assets and their settings. Consequently, the proposal would not be in accordance with the development plan.

### **Conclusion**

11. For the above reasons and having regard to all other matters raised I conclude that the appeals should be dismissed.

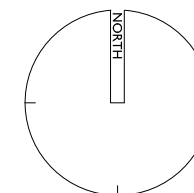
*Roger Catchpole*

INSPECTOR

## **APPENDIX 3**

Figured dimensions only  
to be taken from this  
drawing. All dimensions  
to be checked on site and  
any discrepancies should  
be reported to the  
architect immediately.

REVISIONS:



# GREAT MITTON HALL Mr & Mrs Kay

**WOODHALL**  
PLANNING AND CONSERVATION

Woodhall Lane  
Calverley  
Leeds  
LS28 5NY

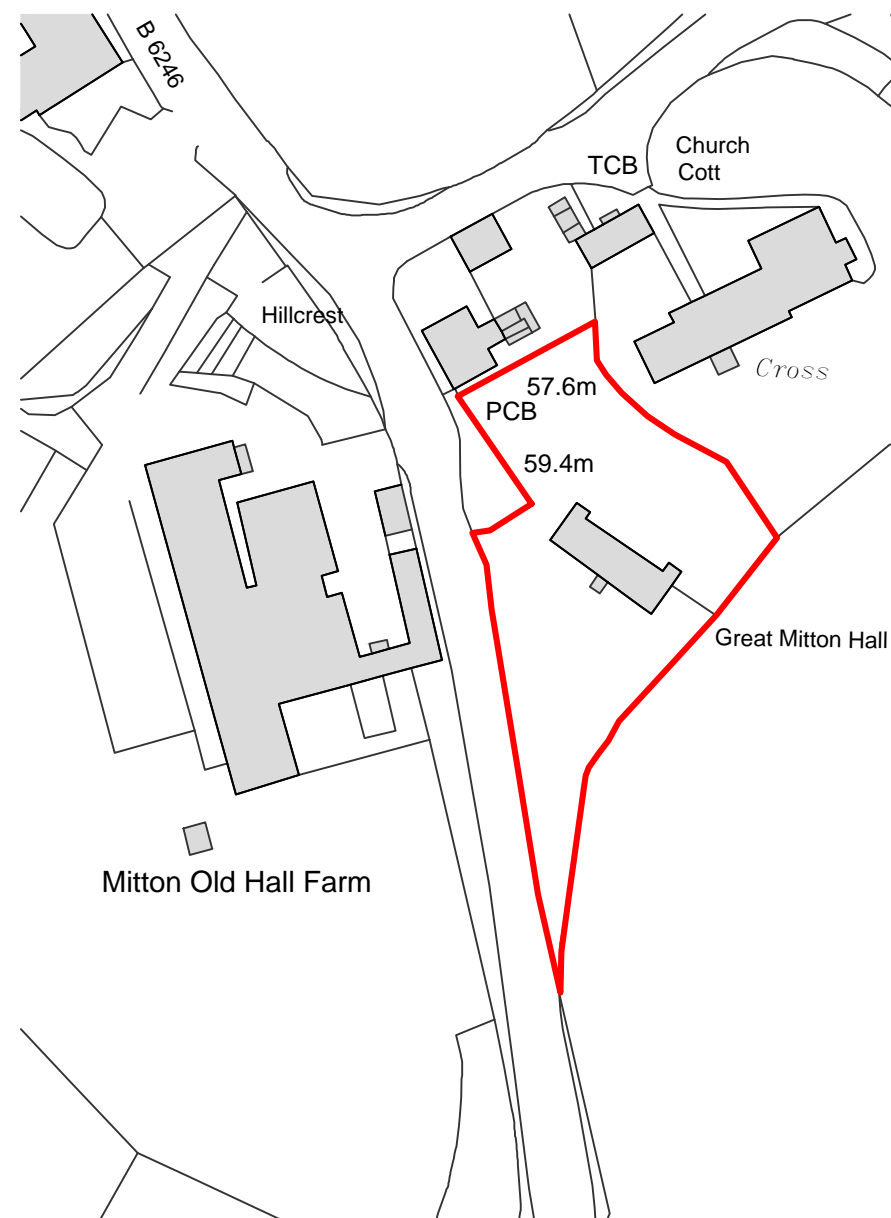
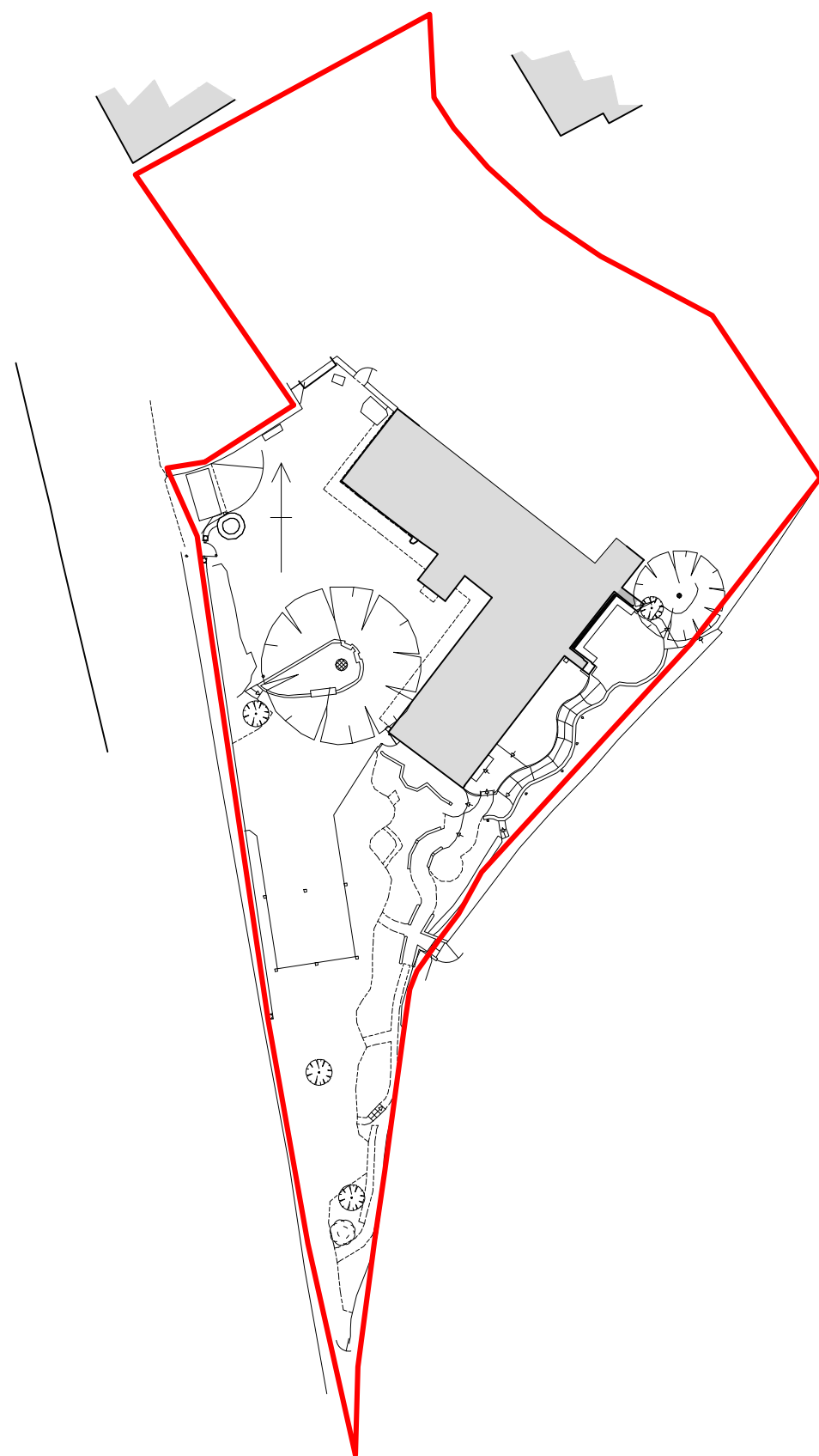
Telephone:  
0113 - 255 4660  
Facsimile:  
0113 - 256 9688  
e- mail:  
planning@woodhall.co.uk

Scale: as noted @A3

Date: 25.01.16

Drawn/Checked: HJW/MP

Dwg no.: 2771/02/010



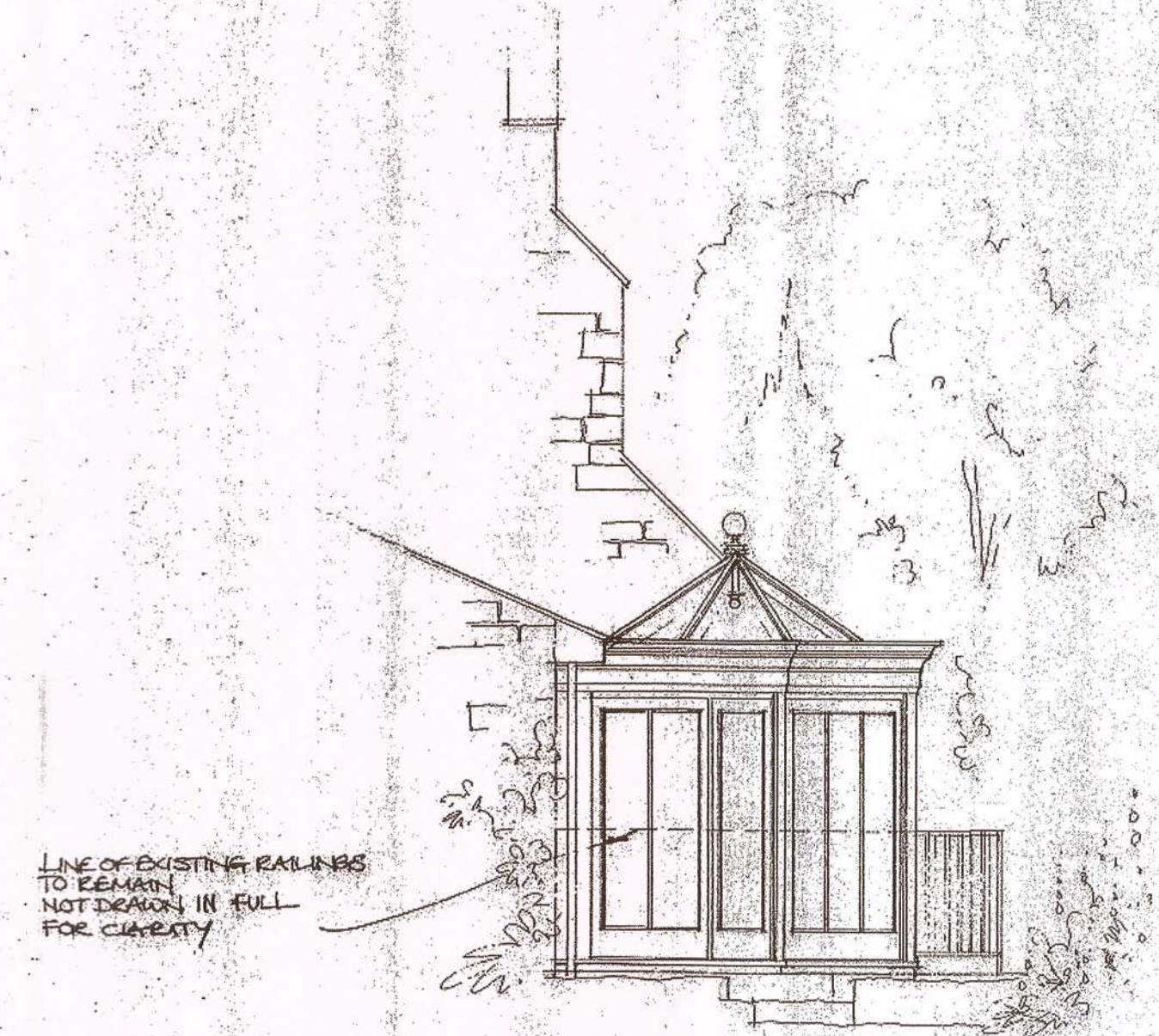
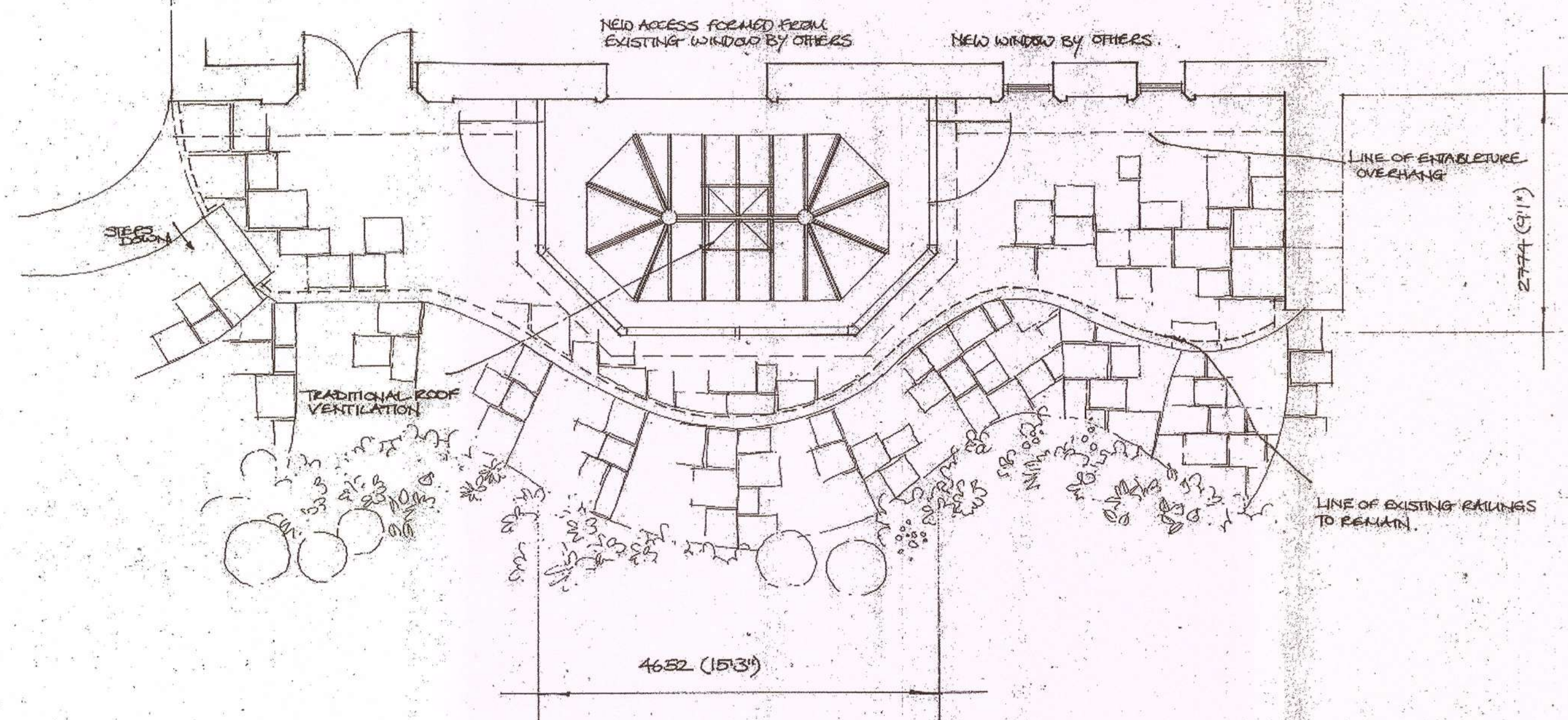
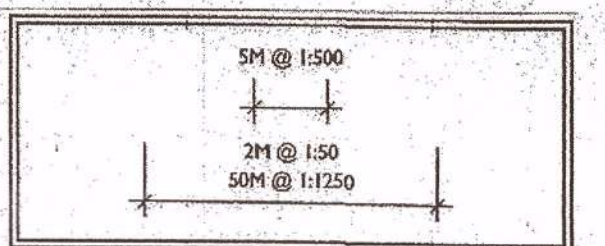
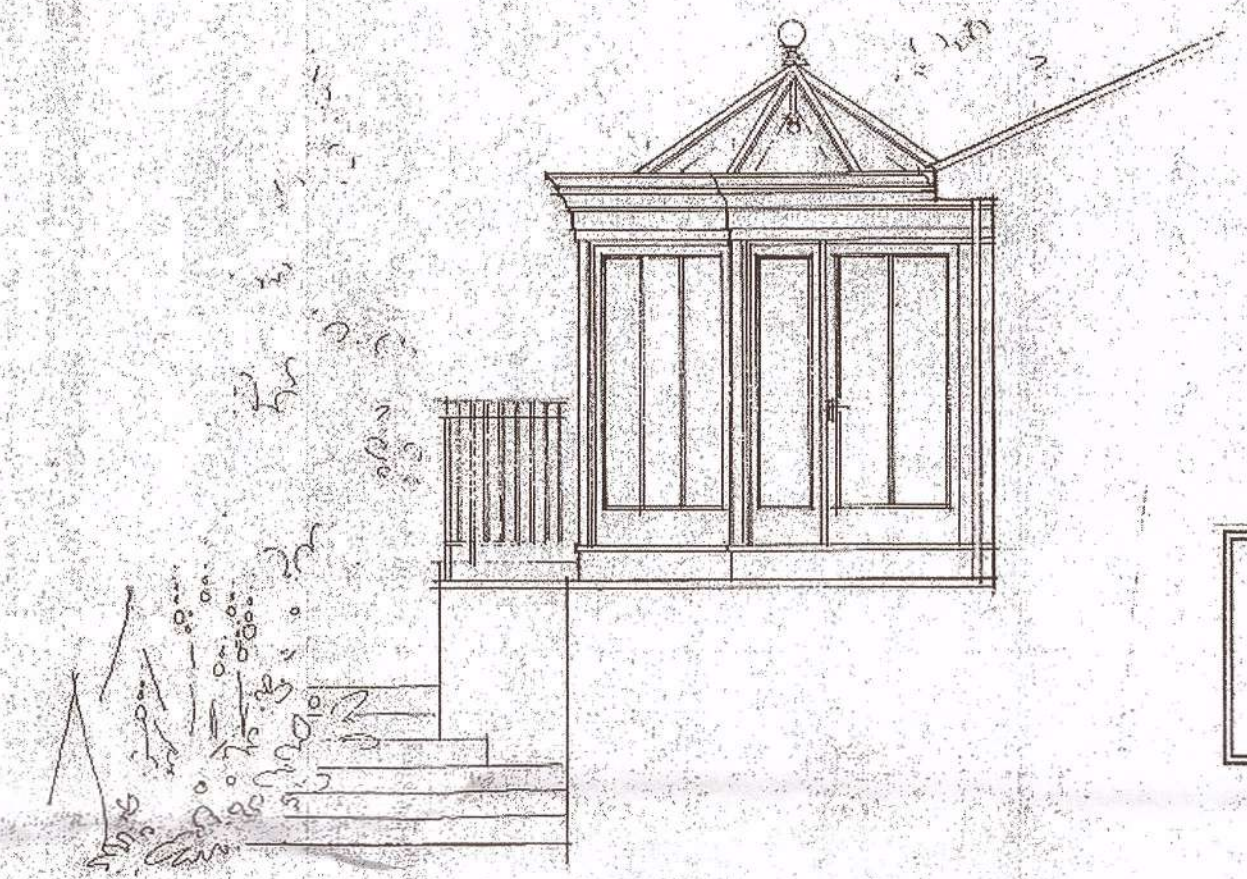
Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

1:1250 SCALE BAR  
0 10 20 40 60  
Metres

## As Existing Site Plan and Location Plan

Based on survey by TriCAD and OS map





**VALE  
GARDEN  
HOUSES  
LTD**

LONDONTHORPE ROAD  
GRANTHAM  
LINCOLNSHIRE, NG31 9SJ  
TEL: 01476 564433 FAX: 01476 578555

NOTE:  
BASEWORKS ARE TO BE SET OUT ONLY TO  
FOUNDATION DRAWINGS. CONTRACTORS AND  
ERECTORS MUST VERIFY ALL DIMENSIONS ON  
SITE BEFORE WORK COMMENCES.

THIS DRAWING, ITS DESIGN AND APPLICATION  
TO SITE, AND ITS COMPONENTS REMAINS THE  
PROPERTY OF VALE GARDEN HOUSES LTD.  
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WITHOUT PRIOR CONSENT

Rev / Date: Details:

Client: 25054

MR & MRS KAY

Address:

GREAT MITTON HALL  
MITTON ROAD  
MITTON  
CLITRE ROAD  
LANCASHIRE  
BB7 9TG

Scale:

1:50 @ A1

Date:

6 JAN 2016

Drawn By:

DIANE

Checked By:

G. HOOD

Drawing: PLANNING

CONCEPT / PROPOSED

Drawing No:

A13/10554/2

320160091P

PLANS RECEIVED

DATE 2/2/16



Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.

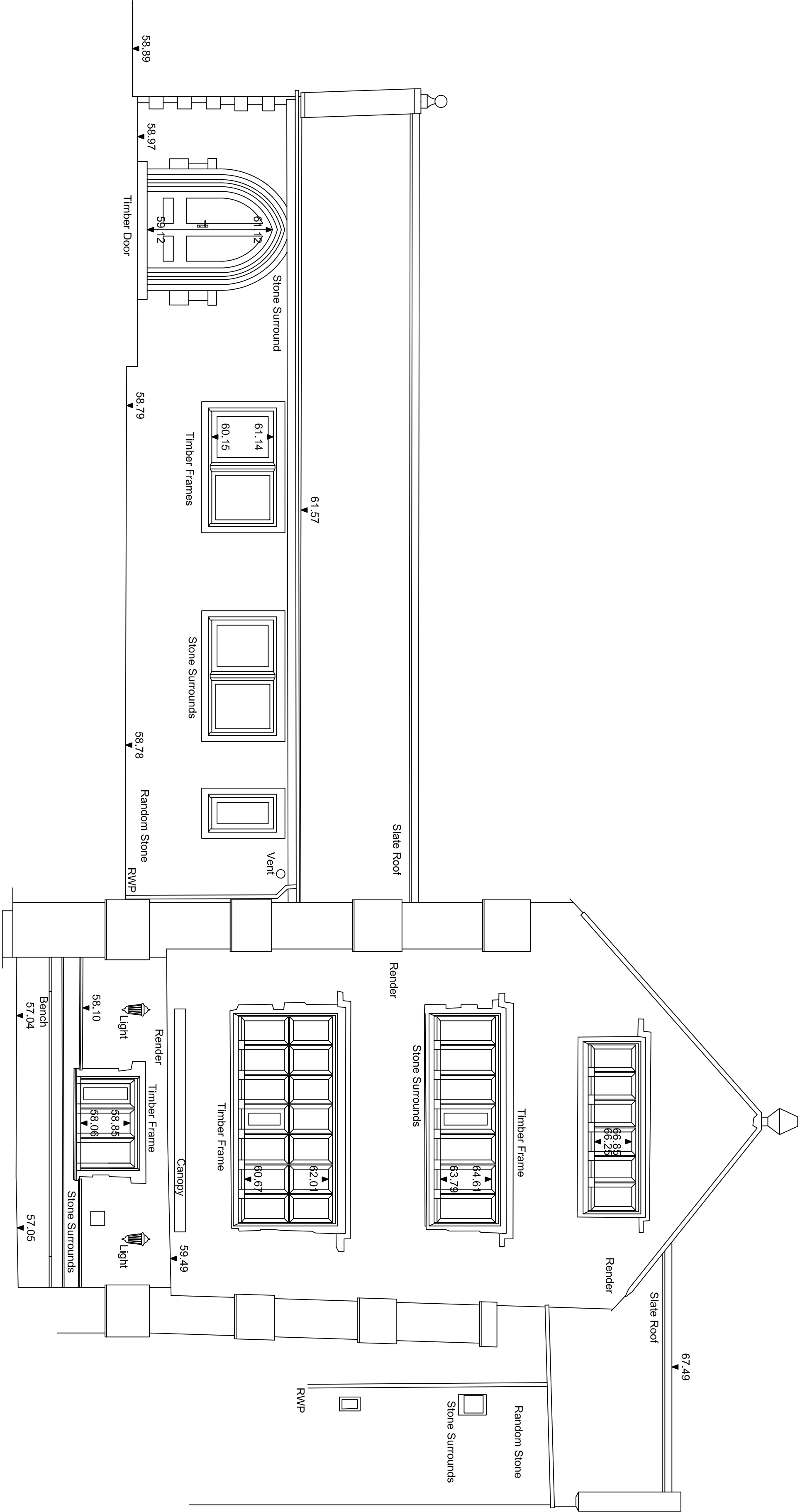


ABBREVIATIONS

- CH Cable Height  
EH Eaves Height  
FFL Finished Floor Level  
GU Gully  
LP Lamp Post  
RH RidgeRoof Height  
SP Sign Post  
TL Threshold Level  
TH Top of House  
TW Top of Wall

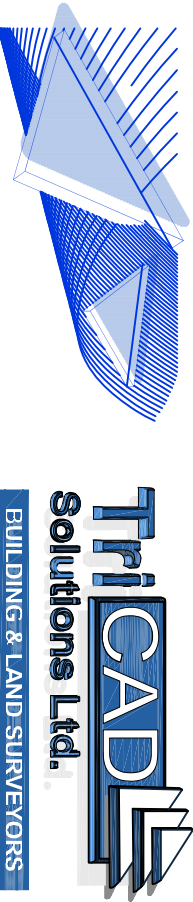
- d Trunk Diameter  
c Canopy Diameter  
h Tree Height

NOTE  
All measurements relate to CGCS03 unless stated otherwise.  
The existing edge of carriageway are shown at current location of kerbs.



▼ 55.00m above OS Datum

## South East Elevation



Site Address

Great Mitton hall  
Mitton Road  
Mitton. BB7 9PQ

Project Description  
Site and Building Survey

Drawing Title  
South East Elevation

Scale	Date	Drawn By
1:50@A1	07/06/2013	MM

Drawing Number  
TRL-1031-04

**PROPOSED CONSERVATORY,  
GREAT MITTON HALL,  
GREAT MITTON**

**DESIGN AND ACCESS STATEMENT**  
*Including Heritage Statement*

Woodhall Planning & Conservation,  
Woodhall, Woodhall Lane,  
Calverley, Leeds. LS28 5NY

Tel: 0113 255 4660  
Email: [info@woodhall.co.uk](mailto:info@woodhall.co.uk)

2771/2  
January 2016

## **1.00 INTRODUCTION**

- 1.01 This Design and Access Statement has been prepared by Woodhall Planning and Conservation on behalf of Mr and Mrs Kay, in connection with the proposed conservatory at Great Mitton Hall.
- 1.02 Woodhall Planning & Conservation is a professional architectural and planning consultancy operating in the specialised areas of historic building conservation, urban design and planning law. The consultancy has extensive experience of building evaluations, the repair and alteration of listed buildings, conservation area and urban design appraisals, historical and archaeological research, public inquiry and “expert witness” work, condition surveys, and conservation legislation.

## **2.00 THE SITE AND ITS SURROUNDINGS**

- 2.01 Great Mitton Hall is a Grade II listed building located on the southern edge of the hamlet of Great Mitton. The Hall is bounded to the north and east by a stone boundary wall which separates the Hall from the Grade I listed All Hallows Church. To the west it is separated from Mitton Road by a stone wall. On the west side of Mitton Road is the Grade II listed ‘Aisled Barn’ at Mitton Old Hall Farm. Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty.
- 2.02 The two storey Main Hall dates back to the 17th century and has a single-storey extension to the west which was constructed in the 20th century. This extension was formerly a garage but was converted into an office/study by previous owners of the property (see 3.01 below).
- 2.03 To the south of the Hall the land falls away towards the River Ribble and the Grade II listed Mitton Bridge.

## **3.00 PLANNING HISTORY**

- 3.01 The recent planning history of the site is as follows:
- 3/2007/0582 Modification of condition no.2 of planning consent 3/1998/0048P to convert consulting rooms to domestic use. Planning permission approved
  - 3/2009/0055 proposed new garage and conversion of garage to office/study. Planning permission refused
  - 3/2009/0054 Proposed new garage and conversion of garage to office/study. New stone boundary wall. Listed building consent approved.
  - 3/2009/0624 Conversion of existing residential garage to form office/study accommodation re-submission. Planning permission approved
  - 3/2011/0849 Construction of detached garage, boundary wall, gates and hard landscaping. Permission refused and subsequent appeal dismissed.
  - 3/2013/0793 Construction of Carport and boundary wall. Permission refused and subsequent appeal upheld.

## **4.00 PLANNING POLICY**

- 4.01 The following policies from the Ribble Valley Core Strategy 2008 - 2028 are relevant to this proposal:

EN5: Heritage Assets,

DMG1: General Considerations,

DME4: Protecting Heritage Assets.

## 5.00 HISTORICAL DEVELOPMENT

### Introduction

5.01 Paragraph 128 of the National Planning Policy Framework (the Framework) indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals, together with an assessment of impact.

5.02 In Annex 2 of the Framework 'significance' is defined as,

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.'*

5.03 The Hall is located adjacent to the Grade I listed All Hallows Church to the north-east and the Grade II listed 'Aisled Barn' at Mitton Old Hall Farm to the west. In addition Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty.

### Historical background

5.04 The earliest known reference of a church in Great Mitton was in 1103 when a man named Ralph the Red was the rector. It was typical for the rector of a Norman church to have his lodgings built nearby and in "A History of the Parish of Great Mitton" F.G. Ackerley makes reference to a document dating back to 1338 which describes a house nearby the church which was created for the vicar. It is likely that this rectory was on the site of Great Mitton Hall.

5.05 In 1603 the rectory and advowson of the vicarage of Great Mitton were purchased by Richard Sherburne (1546—1629) of Stoneyhurst. The Sherburnes were an influential catholic family who constructed the northern extension to the Church in 1594. Sherburne Chapel houses several monuments to the Sherburne family including the family burial vault. It seems likely that the timber framed wing of the house was reconstructed in stone by the Sherburnes in the early 17th century. This is in keeping with the outline of the central hall which can clearly be seen in scarring on the west elevation (Photo 3), in addition to the architectural detailing of the windows and the doorways and the now blocked links to the former open hall.

5.06 It is unclear as to when the central hall was demolished but it appears to have been replaced with the current porch at some point in the 19th century. Evidence of this can be seen in the resetting of the 14th century doorway to form the external entrance to the porch, whilst the internal doorway has a 19th century stone surround.

5.07 By the beginning of the 19th century the Hall had descended in status to a farmhouse thus emphasising the link with the Grade II listed Aisled Barn. A number of alterations took place during this period, including the possible loss of the open hall. A painting by John Buckler from the early 19th century shows a view of the Hall from the Churchyard and depicts numerous blocked openings, lime render and large buttresses to the south gable.

5.08 On the OS map of 1848, the present Mitton Road appears as a track between the Hall and the Aisled Barn to the west and the present Mitton Bridge had been constructed by this date. The earlier road and river crossing appear to have been further to the east. It is possible part of the open hall was still extant and the west projection illustrated on the OS Map. By 1894, the present Mitton Road appears to have become an established route. The planform of the Hall on the OS map of 1894 shows the present west porch, in addition to a small outbuilding in the south west corner of the site which was subsequently demolished in the 20th century to enable construction of the present single-storey west extension. In 1963 the exterior of the Hall was recorded as having "little architectural interest" by the Inspector of Historic Buildings, reflecting the random nature of the openings to the external elevations. Since then a



number of these alterations have been reversed by the previous occupants and stonework repairs have been undertaken and a single-storey extension constructed at the south end of the west elevation.

### **Significance**

- 5.09 As noted previously the Hall is Grade II listed and is therefore a designated heritage asset and is of national importance. It is also located adjacent to the Grade I listed All Hallows Church and the Grade II listed 'Aisled Barn' at Mitton Old Hall Farm. In addition Great Mitton is situated to the south of the Forest of Bowland which is an Area of Outstanding Natural Beauty. As such there are a number of factors which need to be taken into account when assessing significance.
- 5.10 The Hall is reputed to be on the site of the former residence of the vicar of All Hallows Church and its setting adjacent to the church is of historic interest. The external fabric of the Hall has been altered but these alterations provide evidence of the historic development of the Hall.
- 5.11 There is a historic relationship between the Hall, Barn and the Church and the visual relationship between the three buildings, particularly when viewed from the existing entrance gates on the north-west side of the hall contributes to the setting and significance of all three listed buildings.
- 5.12 In addition to its architectural significance, the historical links with the Sherbourns of Stoneyhurst who were responsible for the construction of the Grade I listed Stoneyhurst College contribute to the significance of the house. The Sherbourns contributions to All Hallows Church and their role in the development of Great Mitton are also of significance.
- 5.13 The west extension is a 20th Century addition and a detached carport has recently been erected on south-western section of the site. These elements are considered to be of limited interest.



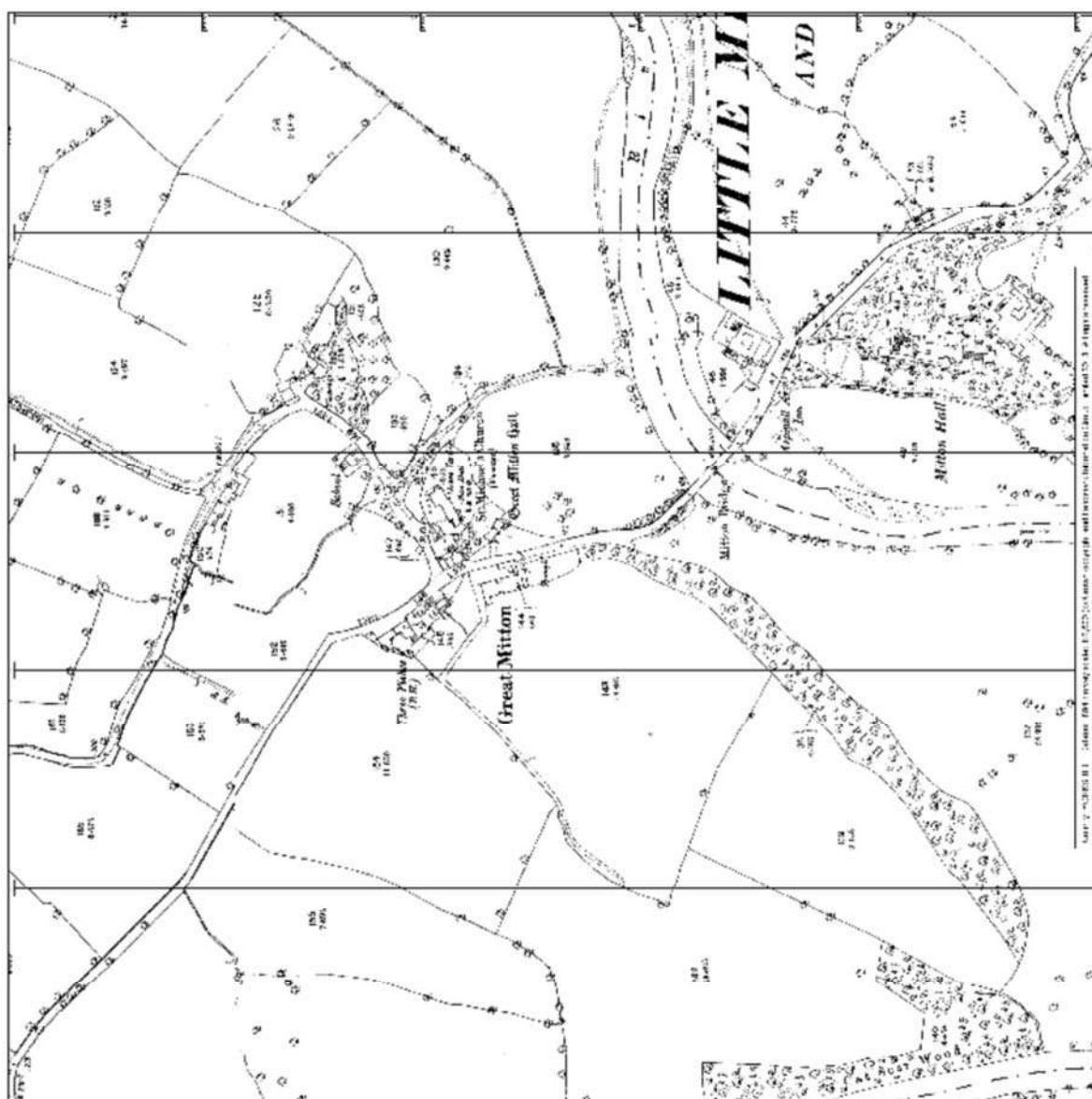


Figure 2: OS Map published 1894

## 6.00 THE PROPOSAL

### Scheme Development

- 6.01 Initial proposals for a conservatory where located on the north-east side of Great Mitton Hall facing All Hallows Church - see Fig. 3. This 23 square metre conservatory was positioned at the north end of the façade and comprised a rectangular shaped plan with a high pitched roof form. It was considered that the location would cover a window and door of the early house and more importantly would interrupt the unbroken 'line' of the rear elevation (which in many ways is the most important elevation of the historic house). It would also be visible from All Hallows Church.

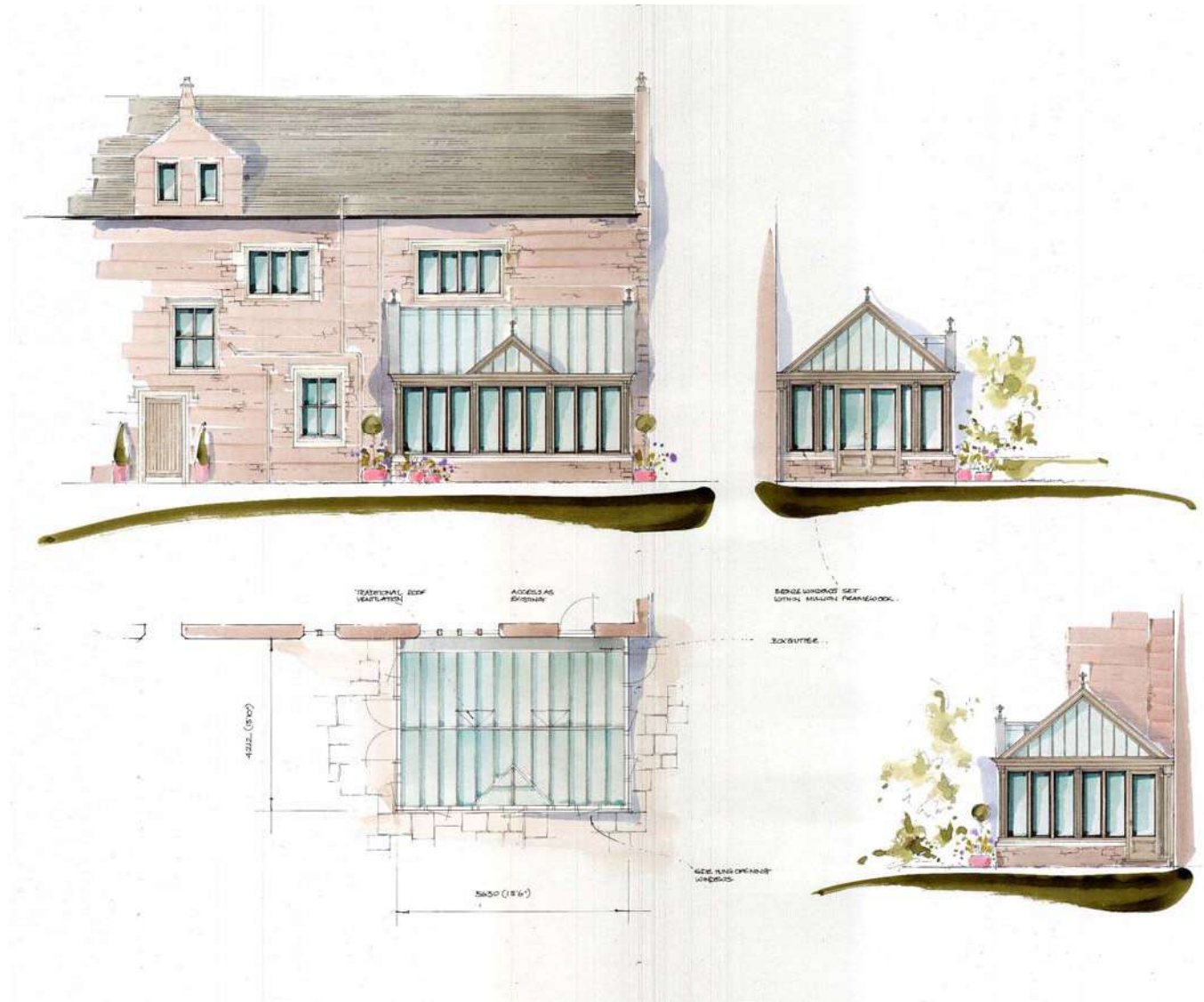


Figure 3

- 6.02 As a result, it was considered more appropriate to propose a smaller conservatory to the south-east elevation of the 20th century extension at the south-west side of the house. This modern extension is the least significant element of Great Mitton Hall.



## The Design

- 6.03 The proposal would involve the construction of a 12 square metre conservatory that would be located on an existing patio that is defined by metal railings. It would be constructed with timber, with areas of glazing and leadwork - see Fig. 4. The conservatory would be located centrally on the elevation and would require the removal of the western double window to form the access to the conservatory. In addition, the eastern double window would be reduced in size, to form a similar opening to the single window immediately to the east. The conservatory has been designed to match the heaves height of the modern extension.



Figure 4

## **7.00 ACCESS**

7.01 Pedestrian and vehicle access will remain unaltered at the site.

## **8.00 IMPACT OF THE PROPOSAL**

8.01 As the conservatory would be added to the twentieth century section of Great Mitton Hall, its construction would not involve the loss of any historic fabric.

8.02 As identified above, the visual and historic link between the Church, the Aisled Barn and the Hall contribute to the significance of Great Mitton Hall. Taking this into account, the location of the conservatory on the south-east façade of the modern extension, has been carefully considered to ensure that this relationship is maintained.

8.03 With regards to the potential impact on the views into the site from Mitton Bridge, the conservatory would be visible, but would not detract from the south gable of the Hall, which would remain the dominant feature of the house.

8.04 When approaching the site from the north the conservatory will not be visible.

## **9.00 CONCLUSION**

9.01 With regards to planning policy, the proposed conservatory has been designed to be a high quality structure using appropriate natural materials. It is considered the proposal is in accordance with policy DMG1.

9.02 The location and design of the conservatory has been carefully considered, it will not cause visual harm to the Grade II listed Hall and as a result is considered that the proposal is in accordance with policies EN5 and DME4.

9.03 The location of the conservatory would ensure that the proposal will not impact upon the setting of the surrounding listed buildings. Long distance views of the conservatory from the Mitton Bridge would be possible but in these views it would be a small element added to the existing twentieth century section of the Hall. However, it is not considered that the proposed conservatory would cause harm to the setting of the Bridge, All Hallows Church or the Aisled Barn.

## **APPENDIX A**

### **LISTED BUILDING DESCRIPTIONS**

**List Entry Number: I163479**

SD 715 389 GREAT MITTON

12/87 Great Mitton Hall (previously listed as Mitton Old Hall) 16.11.1954 GV II  
GV II

House, c.1600. Rubble, pebbledashed towards south-west, with steep slate roof. 2 storeys with attic and cellar. Original windows mullioned with outer chamfer and inner hollow chamfer. The south-west wall has a single-storey gabled porch near the centre having a re-used outer doorway, probably C14th, with pointed head and with a roll moulding with fillet. Above is a coping with finial. To the right is a gabled single-storey extension with the remains of the hood to a blocked window on the 1st floor. To the left is the line of what appears to be a demolished wing, implying that the porch is an addition. At the left is an enlarged 3-light window with hood. On the 1st floor is a 5-light window with hood. The left-hand gable has a chimney with brick cap. Gable copings, the left-hand one with finials. The left-hand (north-west) gable has a hood remaining on the 1st floor and an attic window with hood and with one light remaining. The right-hand gable is buttressed and has a mullioned cellar window, a 14-light mullioned and transomed ground-floor window, a 7-light 1st floor window and a 5-light attic window. The north-east wall has a turret at its left-hand end, gabled with a coping and finial. Chamfered lights at intermediate levels suggest that it may once have contained a stair. It has a 2-light window with hood on the 1st floor and a similar blocked window to the attic. Its right-hand return wall has a wooden door surround with triangular head, probably re-set. A Buckler drawing of 1809 shows a doorway in the left-hand return wall, now blank. Near the centre of this facade is a gabled dormer with blocked window and hood, and with a small chimney cap. At the right on the ground floor is an original window with one mullion remaining. Above is a 4-light window with hood, with a 3-light window to its left. There are a number of blocked window openings, but the 4 remaining windows are C19th with chamfered stone surrounds. The door has a chamfered stone surround with hood. Interior not accessible at time of survey but said to contain no features of particular interest.

**List Entry Number: I072182**12/88 Aisled Barn, Mitton Old Hall Farm, 35 Metres west of Great Mitton Hall  
GV II

Aisled barn, possibly c.1600. Sandstone rubble with slate roof. The stone walls are probably reconstructed. The east wall has openings with plain reveals and a door of C19th type with plain stone surround at the right. The wide entrance is recessed and opens directly into the nave. The north gable has 3 windows with plain stone surrounds and a pitching door above with similar surround. Inside are 5 aisle trusses forming 6 bays. Each truss has a king post rising from a tie beam and braced to the ridge (some of the braces are now missing), only the outer trusses having queen struts. The purlins are trenched over the backs of the principals. The aisle posts are braced to the arcade plates and to the tie beams, all the braces being curved. Only the east aisle has aisle ties with principles, the ties being mortised into the aisle posts. The western aisle is narrower and the lack of peg or mortise holes in the aisle posts suggests that it did not originally have aisle ties, a tie attached to the northern truss being a later addition. The arcade plates have short scarf joints, edge-halved with bridled butts. The soffits of the aisle ties on the east side, at their outer ends, have lap joints cut in an 'X' pattern. The lack of any other associated mortises suggests that they sat on a timber wallplate of an earlier stone wall.

**List Entry Number: I163432**12/80 Church of All Hallows, (formerly listed as Church of St Michael) 16.11.1954  
GV I

Church, late C13th with early C15th west tower and late C16th north chapel. Sandstone rubble with stone slate roof. Comprises a west tower, nave, narrower chancel, north chapel, and south porch. The 3-stage tower has diagonal buttresses, and an embattled parapet. The bell openings have pointed heads with hoods, and 2 cinquefoiled lights with panel tracery. The west window has 4 cinquefoiled lights, panel tracery, and a hood. The west doorway is wide and moulded with a pointed head and hood. The nave



windows are chamfered in 2 orders and are of 2 lights with Y-tracery and pointed heads. In the north wall there are 2 to the east of the door. To the west is a 2-light window of C18th type, with a window with plain reveals above lighting the gallery. The door is chamfered with a pointed head. The south wall has one original window to the west of the porch and 2 to the east, the right-hand one being reconstructed. To the west of the porch is a window with plain reveals lighting the gallery. The porch has a wide chamfered outer doorway with hood. The inner doorway is moulded, with a pointed head and with a hood with head stops. The south chancel wall is peddledashed. To the right of the priest's door are 2 windows matching the early ones to the nave. To the left is a window with mullion and transom, trefoiled heads to the upper lights and a trefoil under a pointed head. The doorway has a pointed head and 3 orders of sun quadrant moulding. The east window is of 5 lights and intersecting tracery. The north-east, or Shireburne, chapel is of ashlar, with one bay to the east and 2 to the north. The windows have Tudor-arched heads, ogee heads to the lights, and panel tracery. The west wall has a moulded doorway with Tudor-arched head. Above is a wall tablet with attached columns enclosing a coat of arms and date '1594'.

Interior. The nave has a west gallery with panelled timber front. The open roof is possibly early C17th and has 9 trusses with arch-braced collars and short king posts braced to the ridge. Between the purlins and principals are carved brackets, possibly a C19th addition. The chancel arch has 2 orders of sunk quadrant moulding. On each side of the opening are attached shafts with capitals. The chancel screen incorporates some medieval woodwork, possibly from Sawley Abbey, including an incomplete C15th inscription. Much of the decoration is an imitation in cast iron or terra cotta. In the chancel are triple sedilia and a piscina, moulded and with trefoiled heads. The chancel is divided from the Shireburne chapel by 2 pointed arches of 2 chamfered orders carried on octagonal piers. Beneath the arches is a wooden screen with turned balusters, the upper parts of the openings being filled by carved tracery with an ogee under, possibly C15th and re-used. The nave pews incorporate old woodwork, including initials and a date '1628'. The pulpit incorporates some C17th carving. In the chapel the main memorials are as follows. An alabaster chest tomb of Sir Richard Shireburne (d. 1594) and his wife Maude, with recumbent effigies and with the sides of the chest decorated by figures and by coats of arms. By Roilly of Burton (Church Guide). A wall monument to Richard Shireburne (d. 1667). Kneeling figures face one another across a prayer desk within an architectural frame with paired columns and an entablature supporting a cartouche. Recumbent effigies of Richard Shireburne (d. 1667), Richard and Isabel Shireburne (d. 1689 & 1693), and Richard Shireburne (d. 1690), all with lengthy inscriptions. Commissioned by Isabel Shireburne c.1690 and carved by Edward Stanton. A wall monument to Richard Shireburne (d. aged 9 in 1702) by William Stanton. Figure of boy against reredos background, with cherubs. Rupert Gunnis, Dictionary of British Sculptors 1660-1851, 1953.