

Planning – Application Summary

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2008/0174 | Change of Use from Hotel and associated function room to single dwelling, and existing detached dwelling (the gate house) within the curtilage of the mansion to become an annex to Horncliffe House. | Horncliffe House,Bury Road,Rawtenstall,Rossendale,BB4 6JS.

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Comments (0) Constraints (0) Documents (0) Related Cases (1)	
Summary Further Information Contacts Important Dates	
Reference	2008/0174
Alternative Reference	Not Available
Application Received	Wed 05 Mar 2008
Application Validated	Mon 26 May 2008
Address	Horncliffe House,Bury Road,Rawtenstall,Rossendale,BB4 6JS.
Proposal	Change of Use from Hotel and associated function room to single dwelling, and existing detached dwelling (the gate house) within the curtilage of the mansion to become an annex to Horncliffe House.
Status	Unknown
Decision	Not Available
Decision Issued Date	Thu 10 Jul 2008
Appeal Status	Unknown
Appeal Decision	Not Available

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2008/0177 | Listed building consent for the change of use from hotel (C1) to single residence (C3) | Horncliffe House,Bury Road,Rawtenstall, BB4 6JS

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Details	
Comments (0) Constraints (0) Documents (0) Related Cases (1)	
Summary Further Information Contacts Important Dates	
Reference	2008/0177
Alternative Reference	Not Available
Application Received	Wed 05 Mar 2008
Application Validated	Wed 05 Mar 2008
Address	Horncliffe House,Bury Road,Rawtenstall, BB4 6JS
Proposal	Listed building consent for the change of use from hotel (C1) to single residence (C3)
Status	Unknown
Decision	Not Available
Decision Issued Date	Thu 26 Jun 2008
Appeal Status	Unknown
Appeal Decision	Not Available

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2008/0177 | Listed building consent for the change of use from hotel (C1) to single residence (C3) | Horncliffe House,Bury Road,Rawtenstall, BB4 6JS

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Reference	2008/0177
Alternative Reference	Not Available
Application Received	Wed 05 Mar 2008
Application Validated	Wed 05 Mar 2008
Address	Horncliffe House,Bury Road,Rawtenstall, BB4 6JS
Proposal	Listed building consent for the change of use from hotel (C1) to single residence (C3)
Status	Unknown
Decision	Not Available
Decision Issued Date	Thu 26 Jun 2008
Appeal Status	Unknown
Appeal Decision	Not Available

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X/1993/426 | CHANGE OF USE FROM NURSING HOME TO RESTAURANT AND HOTEL WITH LIVING ACCOMMODATION OVER. PROPOSED NEW ACCESS CAR PARKING | Horncliffe Mansion Bury Road Rawtenstall Rossendale Lancashire BB4 6JS

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Reference	X/1993/426
Alternative Reference	PLA2920
Application Received	Mon 16 Aug 1993
Application Validated	Mon 16 Aug 1993
Address	Horncliffe Mansion Bury Road Rawtenstall Rossendale Lancashire BB4 6JS
Proposal	CHANGE OF USE FROM NURSING HOME TO RESTAURANT AND HOTEL WITH LIVING ACCOMMODATION OVER. PROPOSED NEW ACCESS CAR PARKING
Status	Decided
Decision	Approved
Decision Issued Date	Fri 26 Nov 1993
Appeal Status	Unknown
Appeal Decision	Not Available

6.0 Policy

The National Planning Policy Framework requires a proportionate approach based on understanding the significance of the heritage asset or assets concerned in line with the general principles of conservation planning “...*proportional to the heritage assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*”. Undertaking the proposed enabling works at the site will hopefully help provide a better understanding of the significance of the interior of the heritage asset.

The NPPF applies the term ‘historic asset’ to all elements of the historic environment and goes on to describe this as “*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions...*”

Significance is described as “...*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 asset’s physical appearance but also from its setting*”.

Section 12 provides for a unified, strategic approach to managing change in the historic environment favouring sustainable and economic development. Heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of present and future generations. We hope that bringing the site back into use as a family dwelling, as it was originally designed, will arrest further deterioration and provide a viable future for the heritage asset with a minimal amount of change.

Policy 132 “*when considering the impact of a proposed development on the significance of the heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be*”. We hope that by examining the fire-damaged debris, we can gain a better understanding of the significance of the interior of the heritage asset and that the restoration and refurbishment plans will therefore be better informed.

The 1931 Athens Charter stated “*the occupation of buildings, which ensures the continuity of their life, should be maintained, but that they should be used for a purpose which respects their historic or artistic character*”. The applicant’s proposals will eventually seek to return the heritage asset to a family home, thereby respecting its historic character.

English Heritage Conservation Principles set out four principal categories of heritage value:

Evidential Value

“... derives from the potential of a place to yield significant evidence, usually from physical remains, about past human activity...”

We can see from the old maps in Section 2.0 that there was a house on the site prior to the existing structure. We do not anticipate finding any evidence relating to this.

As detailed above, we do hope that the fire-damaged remains will yield evidence about the former interior of the house including design detail and materials used.

Historical Value

“... stems from the ways in which the present can be connected by a place to people, events and aspects of life in the past”.

The historical value of the heritage asset can broadly be broken into three periods – the asset's original use as a family home and home to a notable local businessman, its subsequent use as a nursing home for the elderly and its last use as a hotel and function venue.

Aesthetic Value

“... derives from the ways in which people draw sensory and intellectual stimulation from a place”.

The aesthetic value of the heritage asset was comprised of both the interior and exterior of the house. It is likely that most of the original interior has now been destroyed, however, bar the roof and original garden room, the exterior appears to remain largely intact. The ashlar-dressed stone and carved detail to the front elevation are of particularly fine quality, as partly evidenced by their current condition after 15 years of abandonment and three fires.

Communal Value

“... derives from the meaning of a place for the people who relate to it, or for whom it is part of a collective experience or memory; a shared culture frame of reference”.

As with Historic Value, this can be broken down into three time periods.

The original owner of the house who provided work both at the house and at his mills and other local businesses.

The residents of the care home for the elderly who would have called the house their home and would hopefully have fond memories of being a resident there.

The patrons of the hotel and function/wedding facilities who would have chosen to spend important dates and memorable occasions at the property.

Although the latter two uses of the asset saw its interior sub-divided, and the proposals eventually seek to return the asset to something more like it was when it was built, the abovementioned people would still recognise the exterior of the building and its setting (before the fire and abandonment) as it was when they were there.

7.0 Appendix

7.1 Site Photos

Below are some photos which were taken during our site inspection (Friday 11th November 2022). These are general photos of the building as opposed to focusing on specific details.







7.2 Drone Photos

Below are some drone photos which were taken during our site inspection (Friday 11th November 2022).

Overhead photo of the site with the main house in the centre.





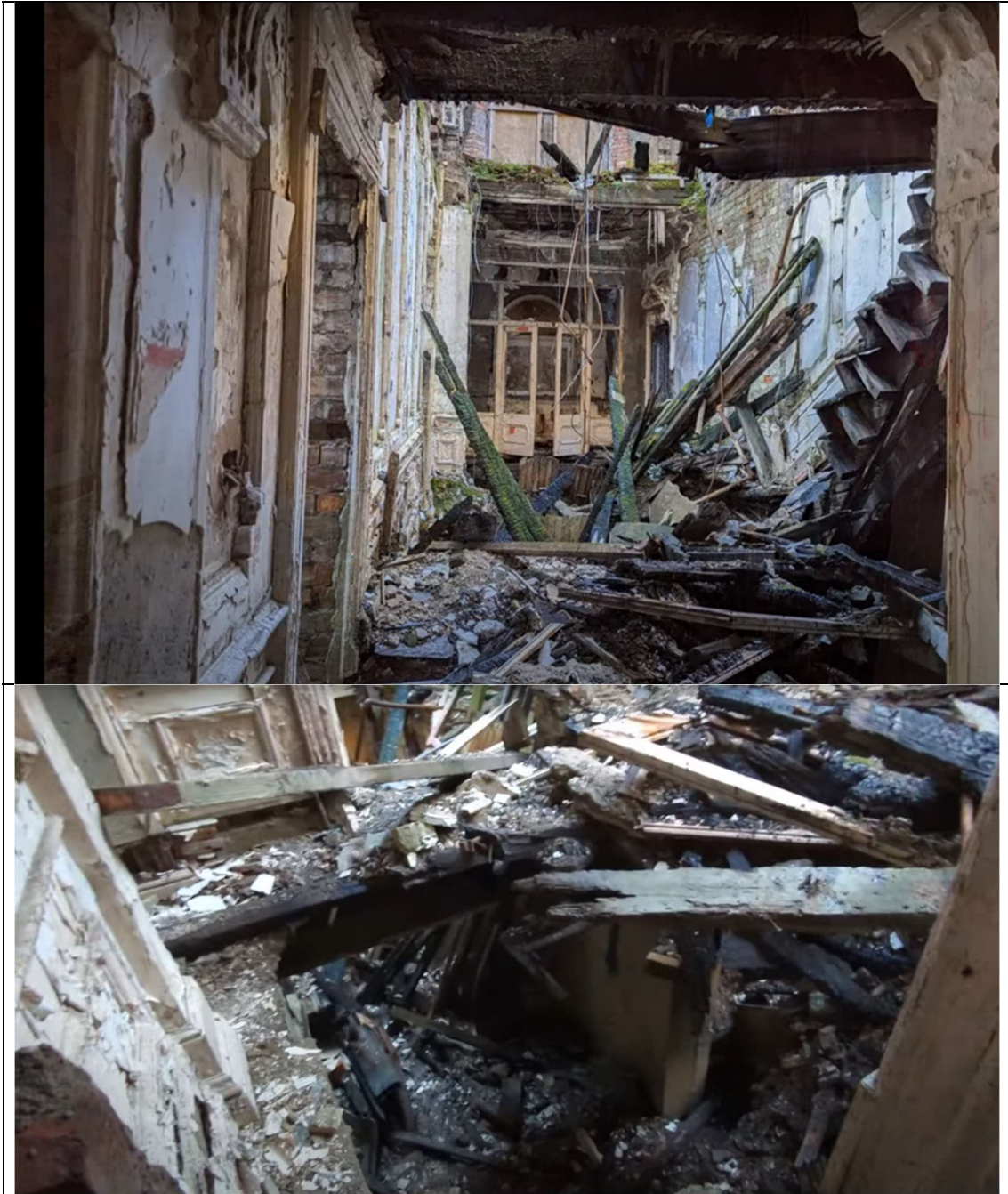
7.3 Urban Explorer Photos

Below are some photos of the interior of the building which were taken by an 'urban explorer' in January 2022.











Link: <https://www.youtube.com/watch?v=wyxTuxpWylo>.

Accessed: 9th November 2022.