


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	KH	Date:	5/11/25	Manager:	LH	Date:	6/11/25

Application Ref:	2024/0767			 <div>Ribble Valley Borough Council</div> <hr/> www.ribblevalley.gov.uk
Date Inspected:	15/09/24	Site Notice expired:	06/10/24	
Officer:	KH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	LBC for re-roofing of existing house.
Site Address/Location:	Lovely Hall, Lovely Hall Lane, Copster Green BB1 9EQ

CONSULTATIONS:	Parish/Town Council
Salesbury Parish Council - No objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
LCC Archaeology – previous comments and submitted Written Scheme of Investigation (WSI) still stands.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement EN4 – Biodiversity and Geodiversity Key Statement EN5 – Heritage Assets Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DME3 – Site and Species Protection and Conservation Policy DME4 – Protecting Heritage Assets</p> <p>Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)</p> <p>Relevant Planning History:</p> <p>3/2020/0852 – PP Re-roofing of existing building and installation of one en-suite shower room – Approved.</p> <p>3/2020/0853 – LBC Re-roofing of existing building and installation of one en-suite shower room – Approved.</p> <p>3/2007/0689 & 0690- Replacement of existing garage/workshop/fitness room. LBC & PP granted 31/8/07.</p> <p>3/2007/0063 - Replacement of existing garage/workshop/fitness room. LBC & PP refused 20/3/07.</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

Lovely Hall is a two storey Grade II listed dwellinghouse of c.1600, altered 1735 and 1874 located on Lovely Hall Lane, sited outside the settlement of Copster Green within open countryside.

The list entry states:

“Sandstone rubble with stone slate roof ... To each side of the porch is a lead downspout with hopper head inscribed: 'IWT 1735'. The right-hand cross-wing has a 2-storey mullioned and transomed canted bay window of 1874. To its right is a gabled addition of 1874 in a similar style, with a 10-light mullioned and transomed window on each floor. Chimneys on ridge of left-hand cross-wing, to right of porch, and to right of right-hand cross-wing. Inside, the door opens against a fireplace dated 1874, but retaining part of a stone arch dated 1712 or 1713. No other exposed features of architectural interest were visible at time of survey”.

The Hall is within the setting of ‘Sundial base south of Lovely Hall’ (1688; Grade II).

The building itself is not overly visible from the highway with the main vehicular and pedestrian access provided via a long access drive to the frontage of the property.

Apart from minor alterations, the Hall remains in the same layout and design as it was in 1874.

The Hall is mainly roofed in stone tiles, some secured by oak pins, with small sections remodelled in 1874 being roofed in conventional slates.

Proposed Development for which consent is sought:

Listed Building Consent is sought for the re-roof the building to address roof leaks with all roof tiles and slates to be removed.

A roof vent is required within the tiles.

No work will be carried out to the historic timbers, other than any necessary repairs uncovered during the process of the work.

Principle of Development:

Lovely Hall is Grade II listed and therefore the principle of the development is dependent upon the level of harm to the significance of the listed buildings together with compliance with policy.

Impact upon Listed Building and Setting:

In considering whether to grant listed building/planning permission for development which affects a listed building or it's setting the Local Planning Authority shall have regard to the desirability of preserving the building or its setting or any special features of special architectural or historic interest which it possesses as required by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act.

Para 212 of the National Planning Policy Framework states that when considering the impacts of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is

irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm.

Lovely Hall has high evidential, historical and aesthetic significance with changes recorded in the fabric of the building, along with the still visible original building plan. In this context, as a listed building, it can be attributed as having a high significance.

The external changes including the removal and replacement of the roof covering as well as the addition of a vent which subject to further details would be an acceptable form of development.

The proposals are considered to preserve the overall special interest of the listed building and whilst there is likely to be some limited low level, less than substantial harm caused by the re-roofing of the Hall this has been fully justified in the submission in accordance with Para 213 of the NPPF.

In this respect of the proposed alterations will cause no harm to the significance of the listed building.

The duty's imposed by s.16(2) and s.66(1) of the Planning (Listed Building and Conservation Area) Act 1990 have been given considerable weight in the comments above.

Subject to appropriate conditions the proposal will be of less than substantial harm which would be offset by the benefits of retaining and improving this residential building leading to its long-term conservation.

The proposal would meet the objectives of Chapter 16 of the National Planning Policy Framework and would accord with Policies DMG1, DME3, DME4 and Key Statement EN5 of the Ribble Valley Core Strategy.

Ecology:

A previous bat survey carried out under the 2020 application process identified that bats are roosting within the Hall with the report stating the following:

Lovely Hall is being used by up to six Common Pipistrelle bats and one Myotis bat for roosting purposes. Based upon the evidence, the building is host to a 'Day roost' for the named species in singular/small numbers, with the majority of bats observed emerging from the west-facing elevation at roof verge and from under tiles, and further emergence from the southern elevation at chimney flashing, with re-entry at the aforementioned features on the west-facing elevation and further re-entry in the south-facing elevation of the North-East wing ... The modification of a bat roost will therefore need to be addressed from both a conservation and legal perspective along with the application of appropriate mitigation. A European Protected Species Mitigation Licence (EPSML) will be required to legally destroy a place that is actively used for breeding, rest or shelter (roost) by bats, however, before a licence can be applied for all planning issues need to be resolved. Following the 2020 approvals a European Protected Species License (EPSML) was applied for and granted.

Impact upon protected species:

Further surveys have been carried out in July 2025 in support of this application. This report concludes that as the previous license has expired updated dusk emergency surveys are required in order to inform an updated EPSML. Mitigation measures including reception roosts, access vents and bat bricks have been proposed and subject to an appropriate condition requiring the Bat Licence to be obtained and the timing of the mitigation measures to be undertaken then this would address the concerns raised and appears to be necessary to ensure the protection of bats.

RECOMMENDATION:

That listed building consent be granted subject to the imposition of appropriate conditions.