


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	15/05/25	Manager:	LH	Date:	16/05/25
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Application Ref:	2024/00919			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	17/10/24	Site Notice expired:	07/11/24	
Officer:	KH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	PP for proposed external renovation works including removal of render, re-pointing, improved rainwater management, repair and replacement of windows.
Site Address/Location:	Cockshotts Farm, School Lane, Simonstone BB12 7HR

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

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

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0919 – LBC for proposed internal and external renovation works including removal of render, re-pointing, installation of insulation, improved rainwater management, repair and replacement of windows, installation of two stoves to existing fireplaces, installation of acoustic wall on the party wall and external landscaping – Pending.

3/2001/0884 – Internal alterations LBC – Approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

Cockshotts Farm is a two storey Grade II listed dwellinghouse located on School Lane which is sited within the settlement of Simonstone.

The list description states Cockshutts Farm Cottage - Cockshutts Farmhouse with the Cottage being attached to the Farmhouse.

The List entry for the exterior states "Farmhouse, probably C16 enlarged in C17, now 2 dwellings. Slobbered thin sandstone rubble (except wing which is faced in squared sandstone), stone slate roof with a chimney on the ridge of the junction of the bays, one at the right gable, and another at the rear corner of the wing. T-shaped: 2 bay through passage [plan hall-range with projecting stair-turret porch to 2nd bay, and crosswing at left end. Two storeys; 2-storey porch with carried down roof has chamfered doorway to left, round headed light to right; hallpart has a 5-light window with recessed ovolo and fillet mounded mullions and hoodmould, an inserted door close to the wing on the left, at 1st floor a similar 2-light window and a 12 pane sash. Gable wall of wing has windows of 5 lights at ground floor and a 4 lights above, both with cavetto-moulded mullions and hoodmoulds. Right return wall has 2 small deeply-chamfered round-headed lights on each floor (one blocked); rear of this part has 3 similar windows at 1st floor, and at ground floor 2 small windows and a wide shouldered opening to a recessed doorway to the through passage; rear of hallpart has, inter alia, quoins to the junction, a recessed 2-light window at 1st floor (lacking the mullion), and a little square light above the back door next to the wing; rear gable of wing has two 2-light windows at ground floor and another above.

Whilst the site has a frontage onto School Lane the main vehicular and pedestrian access is via the track to the side of the property.

Proposed Development for which consent is sought:

Planning permission is sought for the removal of render, re-pointing, improved rainwater management, repair and replacement of windows.

Principle of Development:

Cockshott Farmhouse is Grade II listed and therefore the principle of the development is dependent upon the level of harm to the significance of the listed building 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 16 and 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.

A key issue is whether the proposal would result in any harm to the significance of the listed building. The properties significance lies in its aesthetic and historic context, primarily evidenced in the buildings C16th

fabric and architectural form/appearance. In this context, as a listed building, it can be attributed as having a high significance.

The external changes including the removal of render, re-pointing and rainwater management would result in improvements whilst the repair and replacement of windows subject to further details would be acceptable and result in a more cohesive development.

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

The proposed repairs to the windows are acceptable and the replacements. Whilst regrettable, these are fully justified and supported by the submission of a conditions survey and photographic evidence. The loss of historic fabric will undoubtedly cause less than substantial harm (low level) to the asset, as such in order to satisfy Para 215 there needs to be clear public benefits. The proposal will help to secure the building's future and the sections and elevations of the proposed replacement windows are acceptable subject to a condition requiring the depth/width of the glazing bars for the multipane sliding sash if this is to be in slimline double glazing. This will ensure the glazing bars are not overly wide. With glazing bars to be integral and not stuck on. An alternative would be secondary internal glazing. For the casements the opening frame should sit flush within the frame/rebated – this can be controlled by an appropriate condition.

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

Impact Upon Residential Amenity:

As the works are for repair and replacement these would not result in any undue harm to residential amenity.

Visual Amenity/External Appearance:

As the works are for repair and replacement these would not result in any undue impact on visual amenity.

Highways/Drainage;

There are no highway implications or drainage issues to consider.

Landscape/Ecology:

A preliminary Ecological Appraisal has been submitted in support of the application which concludes that work relating to site clearance of vegetation should be undertaken outside of the breeding bird season and whilst further surveys for roosting birds both in the house and the outbuilding have been recommended due to the nature of the works now proposed with none to the outbuilding and limited repairs to the main house then this would be a consideration for any separate application for such works

to the roofs requiring further field surveys to be undertaken to consider potential impact and mitigation works during and post construction.

RECOMMENDATION:

That Planning Permission be granted approved subject to the imposition of appropriate conditions.