

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	29/09/2025	Manager:	LH	Date:	30/9/25

Application Ref:	3/2025/0411			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	08/07/2025	Site Notice:	08/07/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for internal and external works. External works to include: replacement of windows and lintels, enlargement of window openings, infill doorways and windows, demolition of existing lean-to and erection of stone porch, replacement of roof tiles with slates, replacement of cills and mullions, replacement of guttering and downpipes, removal of render and repoint with lime. Repair of leaded window. Internal works to include: replacement of existing staircase, removal of partitions, excavation of internal floor to increase head height and replacement of internal floor with limecrete.
Site Address/Location:	Dene Cottage, 9 The Dene, Hurst Green, BB7 9QF

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Growth Lancashire:	No objection subject to a condition regarding the repair of the lead window.
Historic Amenities Societies:	The new proposals are mostly welcomed, in particular the side casement windows. Queries are raised regarding the staircase and location of kitchen/bathroom and servicing. The point is raised regarding wood panelling and internal walls that have been removed.
RVBC Countryside Officer:	As the recommendations within the bat survey are not appropriate for the proposed development, a condition is recommended for the trees to be assessed for their suitability for mitigation measures (bat boxes). Recommendations are also recommended for external lighting.
LCC Archaeology:	The Historic Environment team recommend that an archaeological building record be made of the house, carried out in phases with the first phase comprising a record of the building as it exists now, with a watching brief being maintained during internal works to record any further evidence for changes to the building, the final report combining the results of the two phases (to be secured by condition).

CONSULTATIONS:	Additional Representations.
No additional representations received.	

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

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations
Policy DME4 – Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0412

Planning Permission for replacement of windows and lintels, enlargement of window openings, infill doorways and windows, demolition of existing lean-to and erection of stone porch, replacement of roof tiles with slates, replacement of cills and mullions, replacement of guttering and downpipes, removal of render and repointing with lime.

Pending Consideration

3/2018/1061

Removal of oak lintel above kitchen window and replacement with new oak lintel to match, involving associated propping and shoring to enable the works. Internal lime rendering to the reveals. Replacement of existing guttering with new to match including replacement of section of fascia board. Replacement of existing hardwood front door with new part-glazed hardwood front door.

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to a late C17 Grade II Listed cottage within the village boundary of Hurst Green. The site is also located within the Forest of Bowland National Landscape, within the Hurst Green Conservation Area and within Flood Zone 3. The site is accessed off the road 'The Dene' and sits on much lower land, with steps down to the property. The garden to the rear also has a number of mature trees.

The Listing for Dene Cottage is as follows:

SD 63 NE 8/9

AIGHTON, BAILEY & CHAIGLEY, THE DENE No. 9

(Formerly listed as No. 9 (Dene Cottage))

II

House, probably c.1700. Sandstone rubble with modern tile roof. 2 storeys. South wall has chamfered mullioned windows. To the left of the door are 2 of 3 lights, with a chamfered surround to the right of the door with one central mullion remaining. On the 1st floor a surround to a former 3-light window remains at the left. Towards the centre is a former 4-light window with one light blocked. At the right is a former 3-light window with one

mullion remaining, the left-hand light having small diamond-leaded panes. The door has a plain stone surround. The north wall, facing The Dene, has openings with plain reveals. The end stacks have brick caps.

Listing NGR: SD6832937871

Proposed Development for which consent is sought:

The proposed development is for a number of internal and external alterations to the building. With regards to the works that require planning permission, the existing non-original door opening to the front elevation would be infilled as well as the window opening. These would be infilled with stonework to match the existing. In addition, the existing late C20th lean-to to the front elevation would also be replaced with a smaller, stone-built porch with chisel dressed quoin stones and reclaimed slate. The timber doors and windows would be narrow profile double glazing painted in an off-white colour. All gutters, down pipes, waste and SVP would be replaced with cast iron rainwater goods.

All existing windows (excluding the diamond leaded window to the rear elevation) would be replaced with timber side opening casement windows with narrow profile glazing, painted off-white.

With regards to the roof and external walls, the concrete roof tiles would be replaced with a breathable felt membrane, tanalised timber battens and slates with stone ridge tiles (reclaimed) and externally to the walls, the cementitious render would be removed and repointed with Calbux CX90 quick lime and washed grit sand.

Repair works are also proposed following discussions between the agent for the application and the Heritage and Conservation Officer.

Internal works would include the replacement and reconfiguration of the existing staircase to provide safer use and improved use of the space. The method statement states that the exact design, tread depth, riser heights and plan layout would be confirmed by the supplier. In addition, the eroded cills and missing mullions would be replaced to match the existing, with the surrounding stonework made good with lime mortar. Internally, the floors would be excavated to allow head-height improvements and install underfloor heating. The new floor would be made up of limescrete with the exact specification and methodology to be confirmed.

Impact upon Listed Buildings and Setting:

The building is Grade II listed and makes an important contribution to the Hurst Green Conservation Area. As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

Key Statement EN5 states that:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*

- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

Planning (Listed Building and Conservation Areas) Act 1990:

Given the proposal relates to a Grade II Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;

Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):

In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

National Planning Policy Framework (December 2024):

The National planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that ‘*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*’.

The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets with Paragraphs 207 – 221 reading as follows:

212: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater

the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217: Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218: Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Assessment of Impacts:

With regards to the proposed changes, the Heritage and Conservation Officer has provided comments on the scheme. They consider that the existing windows are in poor condition and are not historic. The replacement of the top hung casements with side hung casements would likely reflect the original arrangement. They also consider that the enlargement of the previously altered openings would have no discernible impact on character.

The removal of the concrete roof tile and replacement with slate is also considered an enhancement, along with the reinstatement of missing sections of stone mullions.

Whilst the Heritage and Conservation Officer does consider the removal of render somewhat detrimental to the character and appearance of the Conservation Area, as they believe it was intended to be rendered, they consider the use of lime and removal of cement would be a heritage benefit. IN addition, the removal of the porch is considered to be an enhancement to the listed building and the Hurst Green Conservation Area. The open timber porch has also been amended to a stone porch following ongoing discussions with the Heritage and Conservation Officer. This is considered to be more appropriate and would assimilate better with the historic surroundings and character of the listed building.

It would also be reasonable to secure samples of the external materials and sections of the proposed windows/doors to ensure they are appropriate to the listed building, should permission be acceptable.

Following ongoing discussions between the agent for the application and the Heritage and Conservation Officer, it has been agreed that the diamond pattern window does include some historic lead. As such, its repair should be secured by way of planning condition. The Heritage and Conservation Officer notes that whilst it will likely not be possible to bring the window up to modern thermal performance standards, this can be improved significantly through secondary glazing. As the window is fixed and currently secure there is no requirement for this to be openable.

With regards to other internal works the Heritage and Conservation Officer considers that internally negative and poorly constructed C20 brick additions have been added and their removal is positive.

The reconfiguration of the stair is deemed necessary for safety and thus justified. Whilst this will involve removal of some late C19 fabric this should be weighed against the overall public heritage benefits of repair and restoration of the building. In addition, the internal floor is a modern C20 covering and use of limecrete is considered better for breathability.

Overall, the proposed development would result in a number of heritage benefits, however the removal of the render would result in some less than substantial harm to the character of the listed building.

Observations/Consideration of Matters Raised/Conclusion:

Having regard to the above and the requirements of the NPPF, it is noted that the development would result in a low level of less than substantial harm. The Heritage and Conservation Officer recognises that whilst the removal of the render would result in less than substantial harm to the character of the listed building, there are heritage benefits to the scheme by way of the use of lime and removal of cement.

It is considered that the public benefits by way of upgrading works to the listed building through restoration outweigh the low level of harm resulting from the proposed scheme. Subject to conditions, the scheme is considered acceptable.

As such, the proposal complies with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy and the requirements of Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework and would not result in harm to the designated heritage asset. Having regard to all material considerations and matters raised, the application is recommended for approval subject to conditions.

RECOMMENDATION:	That listing building consent be granted subject to the imposition of conditions.
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