



Mr Ben Taylor
Planning Department
Ribble Valley Borough Council
Via email

4 September 2025

planning@ribblevalley.gov.uk

Dear Mr Taylor

RE: 3/2025/0417, 3/2025/0418 (JCNAS 209233) | Old Courthouse, Gisburn Road, Bolton by Bowland, Lancashire, BB7 4NP (Grade II, 1859 with earlier remains). Application for internal and external alterations, Air Source Heat Pumps and new garage.

Thank you for consulting the Victorian Society on this application. Having considered the proposal carefully, we **raise concerns** to these plans in their current form.

The Old Courthouse in Bolton by Bowland is a Grade II-listed building, meaning that it is recognised for its national significance and special interest. It was built c.1859, but would appear to have been made out of reused material from earlier remains, as evidenced by the C17th mullioned windows and the re-set inscription over a doorway on the left-most gable which reads '1704 HMR'. It's a limestone rubble building, with sandstone dressings, and of mixed architectural language ranging from Jacobethan windows and doors to classical sash windows and Arts and Crafts-inspired cupola.

The application seeks permission for internal and external alterations, the addition of air source heat pumps and an external garage. While the Society accepts the careful and considered alteration of listed buildings, we raise concerns to these specific works due to the lack of detail in the application.

As highlighted by Historic Buildings and Places, the staircase has not received ample assessment in the HIA, and this need for '*clear and convincing justification*' is a key section within the National Planning Policy Framework (2024, paras. 212-215). Secondly, we are concerned that the impact of the location of the air source heat pumps and their effect on historic fabric has not been effectively assessed and would benefit from further discussion.

The Society strongly urges your Authority to treat this application with care and consideration. I would be grateful if you could inform the Victorian Society of your decision in due course.

Yours sincerely

Thomas Ollivier
Northern Conservation Adviser