


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	18/12/25	Manager:	LH	Date:	18/12/25
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Application Ref:	3/2025/0418			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	13/8/25	Site Notice:	11/7/25	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for proposed repair, internal and external alterations, amendments to outbuilding to listed building, new external garage, two air source heat pumps.
Site Address/Location:	The Court House, Gisburn Road, Bolton by Bowland, BB7 4NP.

CONSULTATIONS:	Parish/Town Council
Bolton-by-Bowland, Gisburn Forest & Sawley Parish Council:	Consulted 10/7/25 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to condition.
LCC Archaeology:	No objections.
Historic England:	No comments to offer.
Historic Amenities Societies:	The Victorian Society: No objections following the amendments made
RVBC Environmental Health:	No objections.
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME3: Site and Species Protection and Conservation

Policy DME4: Protecting Heritage Assets
Policy DME5: Renewable energy
Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0417:

Planning permission for proposed repair, internal and external alterations, amendments to outbuilding to listed building, new external garage, two air source heat pumps (Ongoing)

3/2002/0872:

Removal of existing hedge and construction of 1.75m wall enclosing existing tennis court (Approved)

3/1995/0126:

Demolish existing timber shed and kennel, erect stone garden store (app. For listed building consent) (Approved)

3/1995/0125:

Demolish existing timber shed and kennel, erect stone garden store (Approved)

3/1983/0289:

Alterations to two existing windows, formation of one new window and demolition of three garages (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached historic three storey property sited within the defined settlement area of Bolton-by-Bowland within the Forest Of Bowland National Landscape and Bolton-by-Bowland Conservation Area. Access to the application property is from Gisburn Road from the Northern side of the village's Easternmost village green, with the application property sharing its access with the neighbouring property of The Green which is sited within grounds to the rear of The Courthouse. The application property sits within a sizeable curtilage area comprised of front and rear garden areas, with a tennis court occupying the Western portion of the property's grounds and workshop / store building sited to the rear of the property. The neighbouring properties of Greenside Cottage and Greenside Barn lie adjacent to the East the property with the site being bound on its Northern and Southern sides by Kirk Beck and the village's Easternmost village green respectively. The wider area surrounding the application site comprises a mixture of woodland, agricultural land and open countryside.

The Courthouse holds Grade II Listed Building status with the official Historic England listing description reading as follows:

'House, 1859 with earlier remains. Rubble, mainly limestone, with sandstone dressings, and stone slate roof. 3 storeys to left of porch, 2 to the right. Furrowed quoins. To the right of the porch is a 5-light C17th mullioned window with inner hollow chamfer and outer chamfer. To the right are 2 windows with glazing bars and chamfered stone surrounds. On the 1st floor are 3 large sashed windows with glazing bars in chamfered stone surrounds with hoods. Beneath the sills is a string course. To the left of the porch the windows are all C19th with furrowed tooling on chamfered stone surrounds and with mullions. On the ground floor are 3 tall 3-light windows. On the 1st floor are ones of 3 lights and 2 lights. On the 2nd floor

are ones of 2 lights and 3 lights. The gabled porch is of 2 storeys with a 2-light mullioned window of C19th type on the 1st floor. The door surround is chamfered in 2 orders with a pointed arch and square hood mould. Above is a plaque: 'HAL.ME 1859' The roof above the right-hand part of the facade has a square louvre with a weather vane. The right-hand gable has external stone steps to a 1st floor door similar to that to the porch. The left-hand gable has a shaped lintel re-set over a doorway, inscribed '1704 HMR'.

Proposed Development for which consent is sought:

Listed Building Consent is sought for the following works:

- Repairs and alterations to roofspace of application property including repair and rebuild of chimney stacks, re-laying of existing roof slates and ridge tiles, repointing of stone verge copings and removal of existing flue
- Repair and replacement of existing rainwater goods on application property
- Repointing of external walls of application property
- Repair of existing windows on application property
- Removal of modern ground floor shutter window from North-eastern elevation of property and infilling of opening with matching stonework
- Alterations to interior of application property including works of subdivision with stud walling, formation of new doorways and removal of existing concrete flooring and installation of underfloor heating
- Alterations to existing workshop / store building to form utility / plant room

Principle of Development:

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. LPAs should, in coming to decisions, consider the principle Act which states the following;

Listed Buildings – Section 66(1) (as amended by s.58B of Levelling-up and Regeneration Act 2023) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting. 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.

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.

Chapter 16 of the National Planning Policy Framework sets out expectations with regards to conserving and enhancing the historic environment. Applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting.

Local Planning Authorities should consider any loss of historic fabric to constitute harm, but to make an assessment as to the significance of the asset and apply weight to its conservation accordingly.

Accordingly, the proposed works to the Listed Building will be carefully assessed with respect to the duties above.

Impact upon Listed Building:

Paragraph 212 of the NPPF states:

'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.'

In addition, Key Statement EN5 of the Ribble Valley Core Strategy states:

'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.'

Furthermore, Policy DME4 of the Core Strategy states:

'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.'

Heritage impact is considered to be the potential level of harm upon the significance of a heritage asset caused by development proposals. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest can be archaeological, architectural, artistic or historic.

Statements Of Heritage Significance, Historic England (2019) defines these as follows:

'Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'

'Architectural And Artistic Interest: Interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'

'Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'

National Planning guidance requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting in order to allow the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

A heritage statement has been provided in support of the application which summarises the significance of the application building as follows:

'The Old Courthouse is an example of a mid - 19th century building dedicated to serving as both a local courthouse and accommodation for the local police inspector...The building serves as an example of a rural law court, with associated police accommodation, where petty sessions cases were heard which dealt with minor criminal proceedings...two former cell doors have been retained to the ground floor of the property. There is also a royal coat of arms mounted over the fireplace within the former court room. The building has retained a few other features of interest including a 17th century five-light mullioned window, an early 18th century stone lintel inscribed '1704 HMR' and a 17th century timber balustrade with turned balusters as well as later 19th century fabric (internal and external) which appears to be contemporary with the 1859 build date.'

Accordingly, the above observations indicate that the significance of the application building is largely underpinned by its historic interest (evidence of historic legal practices) along with some archaeological and architectural interest (extant historic fabric & mullioned windows).

The proposed works of repair to the application property's roof, rainwater goods, external walls and windows would deliver a visual enhancement to the external appearance of the historic dwelling. In addition, the proposal seeks to remove an incongruous modern window and shutter from the rear North-eastern elevation of the dwelling and infill the remnant opening with matching stonework which would deliver a further enhancement to the external appearance of the building.

The removal of the modern roller shutter to the opening on the rear elevation is welcome. The proposed underfloor heating is deemed acceptable as this will not impact on any historic fabric. This should be confirmed by provision of trial areas. The cell door will be reopened (currently a cupboard) and this has been confirmed as a modern intervention as such there are no concerns with this. The waste pipes have been relocated which will have less impact than previously proposed and the drawings have been amended to retain the study door and steps up to the court house which is positive. The works of repair are considered sympathetic and will have a positive impact on the listed building.

The proposed ASHP have been relocated to the northern elevation of the outbuilding away from the dwelling which will have less impact than previously proposed. Whilst it would be preferable for full details of the ASHP to be provided with the application, in light of the revised siting the LPA is content for this to be secured by condition. The alterations to the outbuilding involve the provision of conservation rooflights, external door alterations and a new window installed in the west elevation. The submitted details show this to be a top hung casement but this is considered to be inauthentic and harmful to the building character. Subject to a suitably worded condition that secures an alternative design for the new window, which the applicant has agreed to, the proposal would cause a low level less than substantial harm to the significance of the listed building through limited loss of historic fabric of the outbuilding and installation of ASHPs and the visual impact this would have if installed.

In accordance with P215 of the NPPF the harm identified should be weighed against the public benefits of the scheme including removal of the ground floor modern roller shutter, removal of poor quality interventions to the outbuilding and general repair/maintenance to secure the future of the property. These public benefits are considered to outweigh the low level less than substantial harm identified. Therefore the development satisfies P215 of the NPPF.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would prevent further deterioration of a heritage asset and would cumulatively deliver an enhancement to the character and appearance of the application property and surrounding historic area. Furthermore, the public benefits arising from proposal are considered to outweigh the less than substantial harm identified.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:	That Listed Building Consent be granted subject to the imposition of conditions.