

**From:** [REDACTED]  
**Sent:** 23 October 2025 10:48  
**To:** Planning  
**Subject:** FW: Application Ref: 3/2025/0418 - The Court House Gisburn Road Bolton by Bowland BB7 4NP

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**FAO: Ben Taylor**

**Address: The Court House Gisburn Road Bolton by Bowland BB7 4NP**

**Application Ref: 3/2025/0418**

**Proposal:** Listed Building Consent for proposed repair, internal and external alterations, amendments to outbuilding to listed building, new external garage, two air source heat pumps.

**Statutory Remit:** Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

**Comments:** Thank you for notifying HB&P of the additional information submitted for the above application for listed building consent. Our previous comments (see below) asked for further information regarding the age of the main stair and we note that this is now to be retained rather than replaced. HB&P are therefore content to now defer to the advice of your conservation team to determine the application.

Regards

**Case Work**



[www.hbap.org.uk](http://www.hbap.org.uk)

The Courtyard  
37 Spital Square  
London E1 6DY

Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.

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**From:** Ross Anthony  
**Sent:** 29 August 2025 16:24

To: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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FAO: Ben Taylor

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**Comments:** Thank you for notifying HB&P of the above application for listed building consent. HB&P have reviewed the documentation available on your website and only wish to comment on the proposals for the main staircase and associated alterations to the rear hallway.

The application has not provided an assessment of the age or the significance of the staircase. The detailed plans note the retention of the historic balustrade, so it can only be assumed at this stage that the whole stair is of historic interest and possibly original to the building. Staircases are an important historic feature and HB&P must object to its alteration unless evidence is provided to justify its alteration.

While we understand the desire to modify access, Historic England's Advice Note 2 'Making Changes to Heritage Assets' advises: '*... retention of as much historic fabric as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their significance, as a fundamental part of any good alteration or conversion. It is not appropriate to sacrifice old work simply to accommodate the new.*' (Chapter 3, p 10).

**Policy:** Chapter 16 of the NPPF (2024), particularly paragraph 212, 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'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**Recommendation:** Submission of amended plans and/or additional justification to address the above heritage and conservation issues.

Regards

Ross Anthony

Case Work



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+44 (0)20 7236 3934

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