


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	24/09/25	Manager:	LH	Date:	24/9/25
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Application Ref:	2025/0471			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	01/07/25	Site Notice expired:	22/07/25					
Officer:	KH							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	LBC for repairs and alterations including re-pointing, removal of modern fireplaces and removal of WC compartment.
Site Address/Location:	Holkers Farm, Whins Lane, Read BB12 7RB

CONSULTATIONS:	Parish/Town Council
No objections or comments.	

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 EN5 – Heritage Assets Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DME4 – Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History: None.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: Holkers Farm is a two storey Grade II listed dwellinghouse located on Whins Lane which is sited outside the settlement of Read.

The List entry for the exterior states "House, mid C18. Squared sandstone with stone slate roof. 2 storeys, with one ground-floor window on each side of door and 5 on the 1st floor. Windows have plain reveals and projecting moulded sills. On the ground floor the sills and lintels are longer than the present openings. The door has a lugged architrave with stepped keystone. Chimneys to right of door and on left-hand gable, the latter with projecting stack.

The site has a frontage onto Whins Lane with vehicular to the side of the property.

Proposed Development for which consent is sought:

Listed Building Consent is sought for internal alterations including removal of the modern fireplaces and the subdivision which accommodates the separate WC in part of the rear bedroom.

Externally it is proposed to re-point the wall and repair and replacement of windows.

Principle of Development:

Holkers 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 buildings 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 its 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 66(1) of the Planning (Listed Buildings and Conservation Areas) Act.

Para 210 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.

The main issue is whether the proposal would result in any harm to the significance of the listed building.

Holkers Farmhouse is of interest as a C18 front farmhouse with earlier C17 origins, retaining many features of historical interest. It was re-fronted in the C18 with an almost symmetrical façade, with a fine architrave and stepped keystone. It has a Victorian six panelled door. At first floor windows are C20 replacements but 2no two over two sashes with historic glazing are retained at GF. Internally a C17 two light mullioned window is preserved at ground floor between two order C17 elements, named store and pantry on the plans, with a historic timber planked door with drilled holes for ventilation. Stone shelves and a flagged floor are also preserved.

The key heritage issue is whether the proposal preserves the special interest of the listed building through direct works.

The installation of the boiler in the pantry would have some visual impact due to the boiler itself and associated pipework, and physical impact on fabric resulting in low level harm to the well-preserved character of this room. Whilst it would have been preferable to locate this in the kitchen thus reducing harm this is not possible and therefore it has been agreed to re-site the boiler within the pantry to reduce the harm and when decommissioned in the future then the boiler and pipework would be removed.

The removal of the WC compartment is a heritage benefit and will restore the room to its intended proportions.

In terms of external changes this includes re-pointing the gable and repair and replacement of windows.

The lime render is acceptable and details of method and mortar mix have been provided and are acceptable.

The replacement of the C20 windows is acceptable and details, sections and elevations of the proposed replacements have been provided and are acceptable.

The proposed replacement of the two ground floor windows on the front elevation would be harmful and has not been justified. The preference would be to repair and retain with the installation of secondary glazing which is as efficient as double glazing. The removal of the windows would result in the loss of the historic glass which is exceptionally well preserved, resulting in moderate less than substantial harm. This element of the scheme has been removed from the application as the intention is now to repair rather than replace.

In this respect of the proposed alterations will cause no harm to the significance of the listed building.

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.

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