

**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	MC	<b>Date:</b>	26/08/2025	<b>Manager:</b>	LH	<b>Date:</b>	<b>27.8.25</b>
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<b>Application Ref:</b>	3/2025/0511			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	31/07/2025	
<b>Officer:</b>	MC			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Listed Building Consent for internal works to renew and thermally upgrade the ground floor slab, replaster and thermally upgrade the external walls, install thermal roof insulation and creation of a WC at ground floor and an ensuite at first floor.
<b>Site Address/Location:</b>	Writtenstone Farm, Writtenstone Lane, Longridge, PR3 2ZN.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Longridge Town Council:</b>	No response received.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Archaeology:</b>	Recommends a condition requiring a Written Scheme of Investigation for building recorded is secured by condition and development implemented in accordance with said scheme as the proposal has the potential to impact on archaeology.
<b>Council for British Archaeology:</b>	Scheme for upgrading is welcomed and the comments by LCC Archaeology are noted and are reiterated.
<b>RVBC Countryside:</b>	No response received.
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No additional representations have been received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy                  Key Statement DS2: Sustainable Development                  Key Statement EN5: Heritage Assets</p> <p>Policy DMG1: General Considerations                  Policy DME3: Site And Species Protection And Conservation                  Policy DME4: Protecting Heritage Assets</p> <p>Planning (Listed Buildings and Conservation Areas) Act Section 16 &amp; 66</p> <p>National Planning Policy Framework (NPPF)</p>

**Relevant Planning History:**

**3/2025/0478**

Approval of details reserved by conditions 4 (materials), 5 (joinery details), 6 (stone surrounds doors/windows) 7 (rooflights), 8 (roof slates) of planning permission 3/2024/0622.

Approved with Conditions

**3/2025/0477**

Approval of details reserved by conditions 3 (joinery details), 4 (stone door and window surrounds), 5 (rainwater goods), 6 (repointing), 7 (roof slates) and 8 (rooflights) of Listed Building Consent 3/2024/0623.

Approved with Conditions

**3/2025/0311**

Replacement of existing doors and windows and installation of three new conservation style roof lights. (Ongoing)

**3/2025/0361**

Approval of details reserved by conditions 13 (bird and bat boxes) and 14 (archaeological building record) of listed building consent 3/2024/0623.

Approved with Conditions

**3/2025/0308**

Approval of details reserved by condition 5 (replacement chimney copings) of Listed Building Consent 3/2024/0746.

Approved with Conditions

**3/2025/0105**

Approval of details reserved by condition 14 (written scheme of investigation) of Listed Building Consent 3/2024/0623.

Approved with Conditions

**3/2025/0023**

Approval of details reserved by conditions 3 (specification of replacement roof slates), 4 (specification of new rainwater goods) and 7 (sample of new mortar/pointing works) on Listed Building Consent 3/2024/0746.

Approved with Conditions

**3/2024/0746:**

Listed Building Consent for proposed re-slating roof including re-leading valleys and chimneys and re-pointing all external walls and washing existing render.

Approved with Conditions

**3/2024/0623:**

Listed Building Consent for proposed conversion of barn 1 to two-storey, four bedroom dwelling; demolition of outbuilding 1 and construction of new double garage; construction of new roof and conversion of outbuilding 2 to form single-storey incidental domestic hobby space; creation of new vehicular access, garden and landscaping; new sewage treatment plant and diversion of public footpath

Approved with Conditions

**3/2024/0622:**

Planning permission for proposed conversion of barn 1 to two-storey, four bedroom dwelling; demolition of outbuilding 1 and construction of new double garage; construction of new roof and conversion of

outbuilding 2 to form single-storey incidental domestic hobby space; creation of new vehicular access, garden and landscaping; new sewage treatment plant and diversion of public footpath.  
Approved with Conditions

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates to a farmhouse property situated on the Eastern outskirts of Longridge. Access to the application property is via Writtenstone Lane from Lower Road with Writtenstone Lane also serving as Public Right Of Way BW0302019. Subsequent access to the site from Writtenstone Lane is via an access track which serves as Public Right Of Way FP0302021 which runs along the South-eastern perimeter of the application site. Writtenstone Farm comprises a detached two storey with a slate roof, stone elevations and mullioned windows within its principal South-eastern elevation.

The application property lies within a farmyard with barn buildings lying directly adjacent to the South-west and North-east of the property and with agricultural buildings sited slightly further away to the North. The surrounding area comprises a mixture of woodland, agricultural land and open countryside with the defined settlement area of Longridge lying approximately 1 kilometre away to the West of the application site.

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

*'House, probably late C18th. Sandstone rubble with slate roof. L-plan. 2 storeys. Facade of 3 bays with chamfered quoins and windows of 3 lights with square stone mullions and plain stone surrounds, except for the central window on the 1st floor which has a plain stone surround with semi-circular head. The door has a plain stone surround with a semi-circular head.'*

##### **Proposed Development for which consent is sought:**

Listed Building Consent is sought for the following works:

- upgrading the ground floor slab
- replastering and thermally upgrading the external walls
- installation of thermal roof insulation
- creation of WC at ground floor and an ensuite at first floor

##### **Impact upon Listed Building:**

The building is Grade II listed and 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

The Heritage and Conservation Officer notes that in terms of the thermal upgrade proposals to the floors, walls and roof, the proposed materials specification for each element would be acceptable. This includes the following:

- A geotextile membrane over the exposed earth, to be covered with 150mm of 'Foamglass 40' 20 – 40mm aggregate with a further layer of geotextile membrane with a layer of light weight steel reinforcing mesh to be laid for underfloor heating pipe to be secured and covered over with 100mm NHL5 based Lime screed reinforced with fibres. A 40mm thick cork perimeter insulation is to be incorporated and existing stone flags are to be re-laid on lime mortar in recorded positions, as well as the installation of 2 no. soil pipes
- Externally, the removal of all existing plaster and cement plasters in the rear ground floor rooms and the application of a levelling coat of breathable plaster (Lime Green Duro) and 60mm of thick 'WarmShell' woodfibre board to be adhesive bonded to the levelling coat using 'WarmShell' board adhesive. The walls would then be finished with 'LimeGreen Solo' one coat plaster applied in 2 layers, 5mm thick with 'LimeGreen SoloMesh' embedded between.
- Internally, the interior walls are to be stripped of existing wall papers and paints to allow for inspection of the underlying plaster finish. Areas of loose lime plaster are to be removed, and patch repairs afforded with 'LimeGreen Ultra' lime based base coat and 'LimeGreen Solo' lime plaster skim to finish smooth and flush to the surrounding plaster. Where cement plaster has been used this is to be completely removed and replastered in lime as described above. Skirtings and Architraves may need to be removed to facilitate the works but it is proposed that Architraves are to be removed carefully and recorded to allow for their reinstatement upon completion where these are deemed to be original to the house. Where skirtings are present and modern (much of the skirting at first floor is absent) or damaged due to the presence of dampness, it is proposed to have skirtings made of high-quality softwood using a section of the original skirting as a pattern. New skirtings are to be treated against decay and be fully primed prior to installation.
- The roof is to be insulated at rafter level in the front section of the house. The remaining roof areas to the rear will be insulated at ceiling joist level and it is proposed to install makeup pieces, screw fixed to the underside to provide a flat level surface to install the ceiling and to give an overall depth of 225mm to give sufficient depth for the insulating construction. 50 x 25mm battens are to be installed to each side of each rafter to support a 15mm thick Woodwool board and provide a 50mm air space over. 160mm 'Parvaflex' insulation is to be installed between the rafters to finish flush to the underside. 'Proclima Intello' intelligent membrane below rafters in accordance with the manufacturer's instructions would be installed and a 40mm 'WarmShell' Woodfibre board is to be fixed to the underside of the packedout rafters. The ceiling is to be finished with 'LimeGreen Solo' one coat plaster applied in 2 layers, 5mm thick with 'LimeGreen SoloMesh' embedded between.

The Heritage and Conservation Officer noted that with regards to the floors, on visiting site it was clear that the floors to the rear have a concrete screed and the front rooms and hallway have the original stone slabs. The methods to remove, store and relay the flags in their original position are considered

acceptable. However, any replacements should be agreed in writing by the LPA which can be controlled via a suitable Condition.

With regards to the addition of a ground floor WC and a first floor ensuite, although their creation will distort the legibility of the original plan form somewhat, the ensuite in the front first floor room in particular, the Heritage and Conservation officer considers that this slight impact/harm is outweighed by the public benefit of securing the sustained future use of the listed building, as per P215 of the NPPF.

The Heritage and Conservation Officer notes the intention to replicated skirting boards and architraves where these have been replaced over the years with less traditional joinery, and the intention to record and replace original joinery where required. They also note the intention of the applicant to have a timber survey conducted which will inform the treatment of the roof timbers and staircases etc.

**Other matters:**

Archaeology

The Historic Environment Team at LCC have been consulted and they note that the statement supporting the application comments that there are some slightly irregular features of the house plan, and it is possible that the building sits on the foundations of an earlier house. The 1st edition Ordnance Survey 1:10560 map, surveyed in the 1840s shows a squat "T" shaped building on the site of the house, and by the time of the 1890s resurvey the building has the same footprint as the building now. As such, the Historic Environment Team considers that there is possibly fabric from an earlier building incorporated into the present house, and the statement also mentions a possible blocked basement window although the present building does not have a basement.

As such, they advise that the proposed developments to the house, which involve removing wall coverings and lifting the floors to excavate below them should be accompanied by a programme of archaeological works and should comprise the making of an archaeological building record 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 both to record any details of earlier building fabric or alterations hidden below the plaster and render, and to record any features relating to an earlier building that may survive below the existing floors.

Ecology

The proposed works would involve disturbance to roof to install internal insulation. As such, a bat survey report has been provided in support of the application. This is the same report as previously granted listed building consent applications. A preliminary roost survey carried out on 30/8/23 deemed the application property as holding moderate roost potential due to gaps in the property's stonework, roof and chimneys. In light of this, further emergence survey work was carried out on 22/6/24 and 26/6/24 which identified no bat roosts within the application property. On this basis the submitted emergence survey confirms that the proposed development would have no impacts upon roosting bats therefore no further survey work has been recommended. Notwithstanding this, the submitted ecology survey identifies a very low residual risk of encountering bats and use of the application property by nesting birds was also deemed to be reasonably likely. As such, the submitted ecology survey provides a number of recommendations and precautionary measures to be undertaken and adhered to during implementation of the work.

These can be secured by way of planning condition.

**Observations/Consideration of Matters Raised/Conclusion:**

Overall, taking into consideration the comments made by all consultee's, the proposal meets the objectives contained in Chapter 16 of the NPPF, Policy DME4 and Key Statement EN5 of the Ribble Valley Borough Council Core Strategy.

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

<b>RECOMMENDATION:</b>	That Listed Building consent be granted subject to the imposition of conditions.
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