

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	24/11/25	Manager:	LH	Date:	24/11/25
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Application Ref:	2025/0552			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17.09.25	Site Notice:	17.09.25	
Officer:	Stephen Kilmartin			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for external works to building to facilitate change of use from farm dwelling to offices for Ribble River Trust.
Site Address/Location:	Horrocksford Old Hall Farm West Bradford Road Clitheroe BB7 4QD

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Archaeology:	

LCC Historic Environment Team have raised no objection to the proposal offering the following observations:

The estate of Horrocksfold is recorded from the 14th century and the original Horrocksfold Hall seems to have been a 17th century building, possibly a rebuilding of the original house for the estate. The present building, the subject of this application, has a 19th century datestone but may be an earlier building which was remodelled at the date of the stone, and may in fact contain fabric from the 17th century building (and possibly from an earlier structure although this is less likely).

The works proposed will have an impact on the historic fabric and may reveal evidence for any earlier building fabric incorporated into the present building and for any changes to the building after its reconstruction.

We would advise therefore that an archaeological building record be made 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 during internal works to record any further evidence for changes to the building, the final report combining the results of the two phases.

This should be secured by placing a condition on any planning permission that is granted. The following wording would be appropriate:

Condition

No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

The programme of works should be phased, phase 1 being the creation of a record of the building to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016); and phase 2 being a watching brief during works to the building to record any features or fabric revealed by the work. The final report should combine the results of both phases. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

CONSULTATIONS:

Additional Representations.

No representations received in respect of the proposal.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN4: Biodiversity and Geodiversity
Key Statement EN5: Heritage Assets
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DMB2: The Conversion of Barns and other Rural Buildings for Employment Uses
Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DME5: Renewable Energy
Policy DME6: Water Management

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

2025/0357:

Proposed change of use from farm dwelling to offices for Ribble River Trust. (Parallel Application)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to the Horrocksford Hall Farmhouse. The building considered to be 'Curtilage Listed' by virtue of the property falling within the curtilage of Horrocksford Hall Barn, which is a Grade II designated heritage asset (List entry number: 1072322), with the listing description as follows:

WEST BRADFORD ROAD 1. 5295 (East Side) Horrocksford Hall Barn SD 7443 5/50 II

A good barn in coursed stone with stone slate roof. Ventilation slits and tall cart entry. Dovecote in the gable end. Probably C17.

Listing NGR: SD7482843921

The application site is located outside of any defined settlement limits, being within land that benefits from an open countryside designation. The site is bounded to the south-west by Heidelberg Cement Works with the site being bounded to the north, east and west by existing greenfield agricultural land.

Proposed Development for which consent is sought:

The application seeks Listed building Consent for the change of use of the existing building from a 'farm dwelling' to that of offices to be utilised by the Ribble River Trust. In respect of the works proposed to the building these are best summarised as follows:

External Works:

- Removal existing TV antenna and lighting protection system to eliminate clutter
- Repairs to roof and provision of new rooflights on existing openings
- Replacement of existing cast iron rainwater goods with new pre-finished round profile aluminium rainwater goods
- Replacement of existing cast iron drainage pipework with new UPVC drainage pipework
- Replacement of existing timber windows with UPVC windows to match existing UPVC windows
- Repair of existing stained-glass glazing and renovation of related existing timber frames
- Repair and redecoration of existing timber doors and frames.
- Cleaning dressed stonework
- Cleaning dash and smooth finished render
- Redecoration of painted metal bars to semi-basement window opening
- Provision of 'in-keeping' new external light fittings
- Discretely located security cameras

Internal Works to the Building:

- Alterations to form fire protection to fire escape routes using doors, walls and trims to match existing and fireproof paints on existing period style doors to be retained as fire doors
- Alterations to form thermal lining to system to external uninsulated walls, retaining and or/ re-using period style trims such as skirtings and architraves
- Alterations to form new ground floor toilet and shower accommodation within existing room layouts
- Alterations to provide additional attic insulation
- Alterations to provide suspended ceilings in selected areas, preserving cornice/coving features.
- Retention of fireplaces and related chimney breasts
- Repairs to cast iron work supporting stone floor slabs to be retained
- Retention of period floor tiling
- Retention of period balustrading to stairs
- Removal of part of one wall to form a larger office, retaining existing features around.

The proposed change of use will result in the creation of 6 x 'office rooms' with reception/meeting room and kitchen/canteen at ground floor. Alterations to the internal floorplan will be as follows:

Ground Floor:

- Installation of stud walling to create shower room and mens WC
- Creation of stud walling and doorway to form internal lobby at entry hall
- Relocation of doorway at reception room 3
- Installation of internal stud insulated walling

First Floor:

- Installation of stud walling and doorway to serve hallway/circulation core
- Removal of intermediate stud walling between bedroom 3 and 4
- Installation of internal stud insulated walling

Second Floor (Roof Void):

- Installation of internal stud insulated walling
- Installation of divided stud walling to form 'store' rooms and plant room

The application details originally included the formation of a new access track to access the building, with it being proposed that the access track will be formed off an existing vehicular access off West Bradford Road. However, these matters fall outside of the remit of the Listed building Consent. Furthermore this access track is already the subject of an extant consent – further details of which will be considered in the parallel planning application (2025/0357). With consent solely being sought in respect of works to the fabric of the building and the proposed change of use by virtue of the current application.

Impact upon Listed Building(s) and Setting:

The application relates to the Horrocksford Hall Farmhouse. The building considered to be 'Curtilage Listed' by virtue of the property falling within the curtilage of Horrocksford Hall Barn, which is a Grade II designated heritage asset (List entry number: 1072322), with the listing description as follows:

WEST BRADFORD ROAD 1. 5295 (East Side) Horrocksford Hall Barn SD 7443 5/50 II

A good barn in coursed stone with stone slate roof. Ventilation slits and tall cart entry. Dovecote in the gable end. Probably C17.

Listing NGR: SD7482843921

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:

In this respect 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.*

Policy DME4:

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:

1: CONSERVATION AREAS

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

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.

Policy DMG1:

Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

In determining planning applications, all development must:

DESIGN

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit.*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

AMENITY

- 1. Not adversely affect the amenities of the surrounding area.*

ENVIRONMENT

- 3. All development must protect and enhance heritage assets and their settings.*

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 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.

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 212 – 220 reading as follows:

Considering Potential Impacts:

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.

Assessment of Impacts:

The submitted Design and Access Statement provides a comprehensive breakdown of the works to be undertaken as follows:

External Works:

- Removal existing TV antenna and lighting protection system to eliminate clutter
- Repairs to roof and provision of new rooflights on existing openings
- Replacement of existing cast iron rainwater goods with new pre-finished round profile aluminium rainwater goods
- Replacement of existing cast iron drainage pipework with new UPVC drainage pipework
- Replacement of existing timber windows with UPVC windows to match existing UPVC windows
- Repair of existing stained-glass glazing and renovation of related existing timber frames
- Repair and redecoration of existing timber doors and frames.
- Cleaning dressed stonework
- Cleaning dash and smooth finished render
- Redecoration of painted metal bars to semi-basement window opening
- Provision of 'in-keeping' new external light fittings
- Discretely located security cameras

In respect of the above external works the Heritage Statement submitted in support of the application states the following:

The TV antenna and lighting protection system will be removed, to reduce clutter. The roof will be repaired and new prefinished metal clad rooflights will be installed to replace the existing rooflights, fitted into the existing openings. The existing cast iron rainwater goods will be replaced with new prefinished round profile aluminium rainwater goods. The existing cast iron drainage pipework will be replaced with UPVC drainage pipework.

The timber window at the east elevation and timber window at the north elevation, semi-basement level will be replaced with UPVC windows to match existing UPVC windows. The existing metal bars at the semi-basement level will be redecorated. The remaining timber doors and frames will be repaired and redecorated. The existing stained glass glazing and frames will be repaired. The dressed stonework and render (both dash and smooth) will be cleaned. New external light fixtures in an appropriate style will be installed along with discretely located security cameras and extract fan terminals (in black).

In respect of the proposed window replacement(s), the submitted Heritage Statement states the following:

Some of the windows have been previously replaced in upvc, following several break-ins and significant vandalism to the window frames and glass. Specifically, the windows to the south and north elevations have been replaced, and the replacement windows for the other elevations have been produced but not yet inserted, following advice that the house may be considered a nondesignated heritage asset.

The replacement sash style windows have been designed to reflect the original windows, with joints designed to match the damaged timber frames, and with other details such as the window bars and horns also designed to match the existing windows. In addition, the colour of the frames has been matched to the damaged frames. In appearance, the replacement windows will reflect the damaged window frames.

Internal Works to the Building:

- Alterations to form fire protection to fire escape routes using doors, walls and trims to match existing and fireproof paints on existing period style doors to be retained as fire doors
- Alterations to form thermal lining to system to external uninsulated walls, retaining and or/ re-using period style trims such as skirtings and architraves
- Alterations to form new ground floor toilet and shower accommodation within existing room layouts
- Alterations to provide additional attic insulation
- Alterations to provide suspended ceilings in selected areas, preserving cornice/coving features.
- Retention of fireplaces and related chimney breasts
- Repairs to cast iron work supporting stone floor slabs to be retained

- Retention of period floor tiling
- Retention of period balustrading to stairs
- Removal of part of one wall to form a larger office, retaining existing features around.

The proposed change of use will result in the creation of 6 x 'office rooms' with reception/meeting room and kitchen/canteen at ground floor. Alterations to the internal floorplan will be as follows:

Ground Floor:

- Installation of stud walling to create shower room and men's WC
- Creation of stud walling and doorway to form internal lobby at entry hall
- Relocation of doorway at reception room 3
- Installation of internal stud insulated walling

First Floor:

- Installation of stud walling and doorway to serve hallway/circulation core
- Removal of intermediate stud walling between bedroom 3 and 4
- Installation of internal stud insulated walling

Second Floor (Roof Void):

- Installation of internal stud insulated walling
- Installation of divided stud walling to form 'store' rooms and plant-room

Assessment of Internal Works:

In respect of the internal works to the fabric of the building, whilst there are some alterations to the existing planform of the building, the historic planform would largely remain legible. Whilst there may be some harm resultant from the proposed works, the harm is considered to constitute 'less than substantial harm' to the significance of a designated heritage asset.

With the benefit of bringing the building into active use, after a long period of dereliction, including the inevitable resultant increased future custodianship of the building and the public benefits of providing additional employment opportunities within the borough and considered to outweigh the harm identified.

Assessment of External Works:

In respect of the works proposed to the external fabric of the building, the majority of the works relate to repair, replacement or refurbishment of existing windows, doors, features, fabric and rainwater goods. With no significant external alterations being proposed to the external fabric of the building.

It is noted that detailed methodologies have not been provided in respect of the proposed repair of existing stained-glass glazing and renovation of related existing timber frames, repair and redecoration of existing timber doors and frames, cleaning of the dressed stonework or cleaning of the dash and smooth finished render. However, it is considered that these matters can be dealt with by way of the imposition of relevant planning conditions that will require the submission of such information prior to the commencement of development.

In respect of the proposed 'replacement of existing cast iron drainage pipework with new UPVC drainage pipework', the authority considers that a more appropriate approach would be to replace like for like, in this respect conditions will be imposed requiring the submission of details prior to any replacement works being undertaken.

In respect of the proposed 'replacement of existing timber windows with UPVC windows to match existing UPVC windows'. The authority would not normally consider that the removal of the existing timber windows and installation of replacement UPVC Windows to be an appropriate approach. However, given the majority of the windows already installed upon the building are UPVC and given the increased impetus to bring the building into a functional use, the authority considers that the harm resultant the removal and replacement of the existing timber windows would be significantly outweighed by securing and enable a viable use of the building for commercial purposes. The submitted details further propose the replacement of existing 'rooflights' with that of 'pre-finished' metal-clad rooflights. No details have been provided in respect of these matters as such conditions will be imposed requiring the submission of section and profile details of the 'rooflights' to be installed.

Taking account of the above, subject to appropriate details being submitted in respect of the above outstanding matters, it is not considered that the proposed works will result in any significant measurable harm to the non-designated heritage asset to which the application relates any significant measurable harm to the the significance or setting of the nearby Grade II Designated Heritage Asset.

Conclusion:

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any significant measurable conflicts with the aims, objectives and requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor Paragraphs 212 to 220 of the National Planning Policy Framework. Particularly in relation to potential adverse impacts on a Grade II Designated Heritage Asset or its setting.

Impact Upon Residential Amenity:

Given the application building does not benefit from any direct inter-relationship with existing occupied residential receptors, it is not considered that the proposed change of use, nor exterior alterations will result in any measurable impacts upon residential amenities.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Observations/Consideration of Matters Raised/Conclusion:

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.