


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	08/12/2025	Manager:	LH	Date:	12/12/25
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Application Ref:	3/2025/0587			 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	25/09/2025	Site Notice:	25/09/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units to first floor units; replacement windows; repair plaster with lime plaster internally, timber skirtings, door frame and architraves (no internal wall insulation).
Site Address/Location:	Flats 1-4 Alms House, Stydd Lane, Ribchester, PR3 3YQ

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Growth Lancashire:	No objections following amendments to the original scheme. They consider that bat/bird boxes should be located on the rear of the property and secured by condition.
Historic England:	Does not wish to provide advice on the application.
CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement EN5: Heritage Assets</p> <p>Policy DMG1: General Considerations</p> <p>Policy DME4: Protecting Heritage Assets</p> <p>Planning (Listed Buildings and Conservation Areas) Act</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2025/0585</p>

Planning Permission for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units to first floor units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves.
Pending Consideration

3/2025/0582

Planning Permission for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves.
Withdrawn

3/2025/0584

Listed Building Consent for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves (includes internal wall insulation).
Withdrawn

3/2024/0628

Listed Building Consent for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves.
Withdrawn

3/2024/0629

Planning Permission for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves.
Withdrawn

3/2024/0647

Listed Building Consent for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves;
Withdrawn

3/2022/1159

Listed Building Consent for external repairs to right-hand (NE) gable comprising lining stone copings, replacement of chimney flashing, re-rendering, re-pointing and redecoration, internal re-plastering, redecoration and installation of extraction fan and ventilation, gutter and downpipe repairs.

Approved with Conditions

3/2021/1211

Render repair works to the gable (defective high level area towards base of pitch and crack repair to RHS of chimney). Redecoration works following completion of the render works to gable only to same colour. Provision of insulated plasterboard and skim to bedroom gable wall complete to eliminate any potential risk of condensation/mould growth. Replacement of garden gate to match existing.

Refused

3/2014/0531

Discharge of conditions 2(materials), 3(Method statement re pointing), 4 specifications re fixing handrails), 5(Specifications of redecoration works), 6(specifications of friable stonework descaling), 7 (specification of column repairs)& 8 (Justification for proposed brick and stone cleaning)of planning consent 3/2013/0824

Approved No Conditions

3/2014/0070

Discharge of conditions 2 (fireplace) and 3 (services) of listed building consent 3/2013/0837

Approved No Conditions

3/2013/0837

Alteration and refurbishment of internal spaces

Approved with Conditions

3/2013/0824

Fabric repairs to external masonry including cleaning/repointing/repairs to well; redcoration of external joinery; Removal of modern tubular handrail and replacement with new handrails either side of stair

Approved with Conditions

3/2013/0647

Proposed fabric repairs to external masonry including cleaning, re-pointing, redecoration of external joinery and repairs to well. Replacing modern windows with new timber windows. Removing modern tubular handrail and replacing with handrails either side of stair. Alterations to external hard landscaping finishes.

Refused

3/1994/0324

REMOVE EXISTING SEPTIC TANK, INSTALL BELOW GROUND SEWAAGE TREATMENT PLANT AND ASSOCIAGED DRAINAGE

Approved with Conditions

3/1994/0224

DEMOLISH SECTION OF PERIMETER WALL, PROVIDE GATE & ACCESS FROM CAR PARK, NEW STEPS & STONE WALL SURROUND (LISTED BUILDING APPLICATION)

Approved No Conditions

3/1994/0223

DEMOLISH SECTION OF PERIMETER WALL, PROVIDE GATE & ACCESS FROM CAR PARK, NEW STEPS & STONE WALL SURROUND

Approved No Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is comprised of the Alms Houses adjacent to the Grade II Listed St Peter and St Paul Presbytery Church and the associated Grade II Presbytery (Stydd Lodge). They are accessed off Stydd Lane (which also serves Public Footpath FP0335058) and have an area of curtilage to the front, side and rear of the building and incorporate 4no. residential flats.

The Alms Houses are Grade II* Listed, with the listing reading as below:

“Almshouses, founded under the will of John Shireburne, who died in 1726. Sandstone ashlar and brick (the sides and rear pebbledashed) with stone slate roof. 2 storeys, unusual for alms houses. The central portion projects with a truncated shaped gable, topped by a cornice. On the 1st floor is an arcade of 3 semi-circular moulded arches with keystones, 2 unfluted Doric columns and 2 similar half columns as responds. The 2 outer openings have stone balustrades. This is approached by a central flight of 16 stone steps, curving outwards at the bottom and having a solid parapet with shaped coping. This is flanked on the ground floor by 2 open door surrounds with cyma mouldings. Behind the arcade on the 1st floor are 3 doors of 2 raised and fielded panels each. On the ground floor, visible through the outer stone doorways, are 3 similar doors and 2 sashed windows with glazing bars. On each side of this central portion is one bay of the main building, having sashed windows with glazing bars in plain stone surrounds of quarter-round section. The end gables have copings and chimney caps. At the rear are modern windows with plain reveals.”

Within the curtilage of the Alms Houses sits the Grade II Listed Wellhead and the site is located within the Ribchester Conservation Area as well as the Open Countryside.

Proposed Development for which consent is sought:

The proposal includes a number of internal and external alterations to the building which are as follows:

- Removal and reinstatement of gable copings
- Fitted lead flashing under copings lapped with lead soakers and turned down over gable wall to protect the upper edge of the render from water ingress
- Replace render with lime render and paint in breathable paint
- Repair/replace internal plaster with lime plaster
- Repair and seal junctions between render quoins where water is entering property
- Install bathroom extractor fan venting through terracotta airbrick
- Install positive ventilation to the upper floor flat venting from loft space
- Replace windows on rear elevation with double glazed square head windows
- Replace front windows with heritage slim double glazed sliding sash windows
- Replace modern internal door and doorframes to flat 2

Impact upon Listed Building:

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:

“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 212 – 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.

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.

The Heritage and Conservation Officer have provided comments on the scheme which shall be assessed as below.

They consider that one of the main issues with the building is damp which is consistent with incompatible concrete-based render/plaster to both external and internal face. Of a traditional solid wall construction which has been further exacerbated by the lack of ventilation and localised leaks and sporadic heat across the four flats. Furthermore, the widespread condensation found on the walls of the flats is consistent with damp warm conditions in an unventilated space contained by a cold wall. The solid walls are perpetually saturated and therefore unable to reach dew point temperature and so instead of absorbing and retaining heat, condensation forms.

Following concerns raised by the Conservation Officer with regards to repairing the existing concrete render, the existing render to the gable of flats 3 and 4 and the rear elevation is now proposed to be removed and replaced with a lime render using a K-rend lime product. The applicant also proposes to use a 'breathable' paint. Whilst the Conservation Officer has raised some concerns with the permeability of the paint, they consider that this would still be an improvement on the existing arrangement and therefore raise no objections.

Similarly with the proposed lime-based plaster and 'breathable' paint for the internal walls, they raise no objection as these products are an improvement on the existing.

In terms of the proposal for the works to the exposed brickwork on the south gable, although they would prefer a more flexible mortar such as NHL2 given the apparent softness of the historic brick, they consider the methodology to be acceptable and, subject to suitable replacement brick being agreed, they raise no objection.

With regards to the proposed works to the copings and chimney on the south gable, they consider the proposed method acceptable and raise no objections. However, they recommend NHL3.5 is used rather than NHL5 which is much more rigid which may lead to cracking and further water ingress. The Design & Access Statement has been updated accordingly.

In terms of the proposed removal of visible vegetation from the roof. In terms of vegetation that is an obvious growth, I have no objection to these growths being removed by hand or with a brush. The Heritage and Conservation Officer raised concerns that the tiles exhibit wholesale discolouration which is considered natural historic patina, and the 'mains pressure water' cleaning can also cause damage to fragile historic masonry and may not be necessary. The Design & Access Statement has now been updated to confirm that these works would be by hand.

With regards to the proposed works to the copings of the north gable, it is understood that this method is to replace the previous repair methods as per approved application ref: 3/2022/1159, which was subject to further site inspection, agreement of proposals by the LPA and a listed building consent discharge of condition application. This proposal seeks to 'square up' the coping joint edges to prevent gaps of more than 10mm, any copings that are badly damaged, missing or too short will be replaced, subject to approval of sample. They find this an acceptable method and raise no objection.

No objections to the replacement of any damaged roof slates are raised subject to approval of a sample. However, as the Design and Access Statement states, the roof is to be inspected when access allows and a report will be submitted indicating condition and clear proposals for repair/replacement.

In terms of the works to the gutters and downpipes and boiler flue, this is considered as necessary maintenance and therefore the Heritage and Conservation Officer raises no objection.

This application now seek approval to provide new Bathroom extract fan to flat 3 vented to external air via a terracotta airbrick in rendered panel which is in line with approval already granted to flat 4. The proposal seeks approval to provide positive ventilation unit within loft of flat 3 incorporating heat recovery. Including ventilation grille in Livingroom ceiling, which required timber support within the loft void and associated electrics. In addition, the positive ventilation units proposed are now only proposed to the upper floor flats following comments raised from the Heritage and Conservation Officer.

In terms of the proposals for checking the existing insulation and providing further Thermafleece sheep's wool where required, the Heritage and Conservation Officer raises no objection.

With regards to the proposals for the front elevation windows, the Heritage and Conservation Officer agrees to the use of slimline double glazing timber painted windows and section drawings have been provided. The kitchen windows are proposed to be altered from a 4over4 to a 2over4 arrangement to provide 'more accurate proportions'. Whilst there is no clear evidence of how these windows were arranged historically the Heritage and Conservation Officer raises no objection to the 2over4 arrangement and agree that it will provide coherence with the outer windows in terms of proportion.

In terms of the proposed rear windows, the existing are modern units and have no relevance to historic proportions or the original fenestration pattern, which again there is no clear evidence for. The window design has been amended from a curve detail to a simple square detail as the Heritage and Conservation Officer stated that the new rear windows should be as plain and inobtrusive as possible.

As such, following amendments received by the applicant, the Heritage and Conservation Officer raises no objections to the proposed development.

Observations/Consideration of Matters Raised/Conclusion:

Following the submission of amendments and additional information, the proposed development is considered to meet the statutory duty to preserve and therefore accord with Chapter 16 of the NPPF and the requirements of the relevant polices of the Ribble Valley 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.

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