

Northcote Hotel Storage Extension

Full Planning Application

Project: Storage Extension at Northcote Hotel

Address:

Applicant: Northcote Leisure Ltd

Prepared By: NYP Architectural LTD

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REF: 2025/97/DAS01

Introduction

This Planning Statement supports a full planning application for a storage extension at Northcote Hotel, Langho. The extension will add space for storing tables and chairs, increasing flexibility for hosting different types of events. This follows a previously approved application for a function room extension. The submission includes drawings, planning application and design and access statement. Applicants request early contact if further information is required and invite officers to arrange site visits.

Site and Surroundings

Northcote is an established luxury hotel and Michelin-starred restaurant in the Ribble Valley, employing 82 staff and supporting local businesses. Originally a late 19th-century residence, it has seen several extensions over the years.

The proposed extension will match existing materials and be located on the north courtyard near staff parking.

The site is easily accessible, close to Langho village and Brockhall Village, serving as a local community asset.

Application Proposal

The proposal is for a single-storey, 24.8m² storage extension to the north courtyard elevation.

The design complements the existing building with matching red brick, stone quoins, and a pitched roof with a slate finish. Internally, two windows will be blocked and a new access door created. Externally 2 windows and an access door will be provided.

Planning Policy

Applications must align with the Ribble Valley Core Strategy (2014), the Housing and Economic Development DPD (2019), and national policy frameworks. Relevant policies support business expansion, especially where linked to tourism and economic growth, encourage good design, and require that developments fit with their surroundings and minimise environmental impact.

Ribble Valley Borough Council Core Strategy

Key policies promote development in main settlements and along the A59 corridor, support sustainable construction, and favorably consider business and tourism-related proposals. The site is classified as Open Countryside but not Green Belt or AONB.

Housing and Economic Development DPD

No allocations in this document affect the current proposal.

National Planning Policy Framework

National policy emphasises sustainable development, supporting rural economies, well-designed places, and protecting natural and scenic assets.

Planning Considerations

The application meets development plan policies, supporting the expansion of existing rural businesses and the visitor economy. The minor store extension relates well to the main building, preserves the area's character, and does not impact parking or safety.

Design

The storage extension sits conveniently on the north elevation, uses matching materials, and its scale integrates well with the house. It is screened by mature trees and supports flexible event use at Northcote.

Access

There are 69 dedicated car parking spaces for both staff and patrons, with effective management avoiding overflow onto nearby roads.

Summary

This application outlines a minor storage addition to improve Northcote's event capabilities and efficiency. The proposal complies with all relevant planning policies and enhances Northcote's role as a leading leisure destination. Approval is recommended in line with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Appendix 1: Planning History

Ref. no	Proposal	Decision	Date of decision
3/2025/0260	Proposed extension to provide function room	APPROVED WITH CONDITIONS	16/05/2025
3/2023/0452	Proposed construction of single storey pavilion restaurant. Change of use of grazing land to hotel grounds and to facilitate new vehicular access, parking and landscaping.	APPROVED WITH CONDITIONS	09/02/2024
3/2018/0795	Proposed extension to provide function room, with associated patio areas.	APPROVED WITH CONDITIONS	02/11/2018
3/2014/0154	Proposed construction of a new bedroom lodge building with guest bedrooms and access track and car parking	APPROVED WITH CONDITIONS	14/04/2014
3/2012/0332	Application for the renewal of planning permission 3/2009/0133P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking.	APPROVED WITH CONDITIONS	31/05/2012
3/2009/0133	Proposed development to improve hotel and restaurant facilities, increase number of bedrooms with new bedroom block, new spa building and site landscaping and parking.	APPROVED WITH CONDITIONS	22/05/2009
3/2006/0462	Proposed extension to bedroom block and dining room. (Re-submission)	APPROVED WITH CONDITIONS	05/07/2006
3/2000/0756	Extension to provide staff accommodation and facilities with catering kitchens and stores	APPROVED WITH CONDITIONS	07/03/2001
3/1996/0716	Extensions to rear and conservatory	APPROVED WITH CONDITIONS	06/03/1997
3/1992/0179	Bedroom, kitchen, restaurant and lounge extensions	APPROVED WITH CONDITIONS	28/05/1992