


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

<b>Signed:</b>	<b>Officer:</b>	<b>MC</b>	<b>Date:</b>	<b>22/10/2025</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>29/10/25</b>
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<b>Application Ref:</b>	3/2025/0654			 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Date Inspected:</b>	n/a (due to asbestos concerns)	<b>Site Notice:</b>	25/09/2025	
<b>Officer:</b>	MC			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Planning permission for alterations to Crane Wood Farm Barn including: re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate and re-roofing of adjoining slate covered lean-to shippon; alterations to window and door openings (part retrospective).
<b>Site Address/Location:</b>	Crane Wood Farm, Whitewell Road, Cow Ark, Whitewell, BB7 3DG

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>Growth Lancashire:</b>	Following amendments to the scheme including the retention of all historic purlins and rafters rather than replacement, the repair of the timber doorway and an amendment to correct an error relation to the retention of the shutters and hinges to the first floor window, the Heritage and Conservation Officer raises no objection from a heritage perspective.
<b>RVBC Countryside Officer:</b>	The Countryside Officer considers that the emergence surveys are thorough and no further surveys are required for at least 18 months. The development should be implemented in accordance with the Non-licensed mitigation outlined in Section 5.2 of the updated survey report.
<b>LCC Archaeology:</b>	No objection subject to archaeology condition.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One representation has been received raising concerns that there has previously been barn owls nesting in the barn and question whether the new owl boxes recommended would be within the attic space. They also request a condition against the burning of waste.	

<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 EN2 – Landscape          Key Statement EN4 – Biodiversity and Geodiversity          Key Statement EN5 – Heritage Assets</p> <p>Policy DMG1 – General Considerations</p>

Policy DMG2 – Strategic Considerations  
Policy DME3 – Site and Species Protection and Conservation  
Policy DME4 – Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/2025/0655**

Listed Building Consent for regularisation of repairs and alterations to Crane Wood Farm Barn including: stripping and re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate and repair of timber rafters, purlins and truss roof structure; repairs to the roof structure and re-roofing of adjoining slate covered lean-to shippon; alterations and repairs to window and door openings and repointing and repairs to cracks to the masonry walls.

*Pending consideration*

**3/2025/0656**

Prior Notification for proposed roofing over existing slurry/manure storage areas and proposed produce and machinery store under Part 6 Class A of the GDPO.

*Permission required*

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

Crane Wood Farm Barn is part of the group of buildings marked on the map as Crane Wood Farmhouse. These include the grade II listed Crane Wood Farmhouse and a number of farm buildings, both C20th and earlier, including the barn to which this application relates, which is considered to be curtilage listed.

The site is located within the Forest of Bowland National Landscape and the wider site is located in an area at high risk of surface water flooding but the barn is not at risk.

The listing for Crane Wood Farmhouse is as follows:

SD 64 NE BOWLAND FOREST LOW

*14/26 Crane Wood Farmhouse - - II*

*House, probably late C18th. Rendered rubble with stone slate roof. 2 storeys, 3 bays. The windows to bays 1 and 2 have plain stone surrounds and square mullions and are of 3 lights on the ground floor and 2 on the 1st floor. The right-hand bay has a sashed window with plain stone surround on the ground floor and a 2-light rebated and chamfered mullioned window of C17th type on the 1st floor. Between bays 1 and 2 is a modern window with plain stone surround, probably originally a door. Chimneys on gables and between bays 2 and 3.*

*Listing NGR: SD6693045170*

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

The proposal seeks to retain the use as a barn for storage but includes a number of repair works and alterations to the curtilage listed building to prevent water ingress into the wall heads and roof structure, as well as prevent more significant deterioration of the fabric.

The proposal seeks planning permission to retain unauthorised barn doors which replace a C20 sliding door, and the re-opening of the threshing opening to the soffit of the arch, which was blocked when the sliding door was installed.

It also proposes stripping and re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate and includes alterations to window and door openings.

The Design & Access statement has been updated to confirm that the retrospective works are for the replacement of the sliding door with new threshing doors.

**Impact on Residential Amenity:**

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- 1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible'*

The proposed development would not result in any adverse harm to the amenity of neighbouring properties. The closest residential property is the main farmhouse but the works forming part of the application would not give rise to any adverse impact to the occupiers.

**Visual Amenity/External Appearance:**

Key Statement EN2 of the Ribble Valley Core Strategy states:

*'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

*As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials'.*

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] 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.'*

In addition, Ribble Valley Core Strategy Policy DMG2 states that:

*'In protecting the designated Area Of Outstanding Natural Beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.'*

The proposed development is for external alterations only and no additional built form would be added by way of extensions. The replacement of the roof with reclaimed slate is considered to be acceptable and a sample is provided within the amended Design, Access and Heritage Statement. The proposal also includes the retention of the threshing doors which are considered to be appropriate to the character of the building. A window to the eastern elevation would be replaced with a new timber door which is also acceptable as this would replace an existing door opening. Details of any new stone head, cills and jambs could also be secured by way of planning condition. In addition, the agent has confirmed that the existing opening at first floor level to the eastern elevation would retain its shutters and hinges which is acceptable. To the ground floor windows to the eastern elevation, the C20th painted timber windows would also be removed and replaced by new shutters to the external face with pin hinges. From a visual amenity perspective, there is no objection to this subject to a sample condition for external materials.

Subject to a condition for the submission of a sample of the external walling and shutters, the amendments are considered to preserve the character and appearance of the site and surrounding area, in accordance with Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

### **Impact upon Listed Buildings and Setting:**

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.”*

In addition, Policy DMG1 of the Ribble Valley Core Strategy states that:

*“All development must protect and enhance heritage assets and their settings.”*

Policy DME4 also states that: DME4 states that:

*“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.*

### **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 have provided comments on the scheme. They consider the re-opening of the threshing door to the archway as originally intended is considered positive, and a heritage benefit. They note that this has enabled appreciation of the archway and barn as originally intended. The removal of the C20 sliding door is also considered a benefit, along with the more traditional style doors.

The re-roofing would involve removal of unsympathetic sheeting which harms the ability to appreciate the barn in its intended form, and the replacement in slate is a further benefit.

The Heritage and Conservation Officer welcomes the retention of the existing first floor shutters and hinges and considers that reopening of the adjacent doorway (currently a window blocked in the C20) is a benefit.

The removal of the hopper-style windows, being a poor quality C20 addition, and replacement with shutters is considered to be acceptable, which could be secured by way of planning condition.

Subject to conditions, following amendments to the scheme, the proposed alterations are considered to result in no harm to the significance of the designated heritage asset and the proposal therefore complies with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy and the NPPF.

Turning to the impact on the setting of the listed farmhouse, the Heritage and Conservation Officer considers that the removal of the unsympathetic roofing material and re-slating of the shippon, removal of the C20 sliding door and general repair will have a positive impact on the setting of the listed farmhouse, and will cause no harm to significance.

### **Highways and Parking:**

Ribble Valley Core Strategy Policy DMG3 states that:

*'all development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.*

In addition, Policy DMG1 states that all development must:

*'1. consider the potential traffic and car parking implications.  
2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

The proposal, due to the nature of the works would not result in any changes to existing parking arrangements or impact upon the highway.

### **Landscape/Ecology:**

A Preliminary Bat Roost and Barn Owl Assessment Report were submitted with the application which recommended further bat emergence surveys were undertaken as well as compensatory bat roost features. The emergence surveys were carried out 22nd July and 21st August 2025 and the Countryside Officer considers that the emergence surveys are thorough and no further surveys are required for at least 18 months. The development should be implemented in accordance with the non-licensed mitigation outlined in Section 5.2 of the updated survey report.

With regards to birds, signs of birds were identified in the form of droppings and verbal communication with the landowner indicated the likely nesting of Hirundines as well as a previous inhabitation by barn owls.

They recommend at least one barn owl box be erected prior to works starting within the site, at least 3m from the ground and placing an additional box as males and females nest separately. It is suggested that these are placed on the southern wall of the barn adjacent to that which requires works and a second box could be placed on the eastern wall of the opposite as high as possible. Nesting cups could also be added and secured by way of condition to provide additional nesting opportunities for swallows and other hirundines. Appendix C outlines that the suggested locations for the Owl Boxes are on other barns within the wider site. These are shown to be within the ownership of the applicant and can therefore be secured by condition.

The Historic Environment Team at Lancashire County Council have provided comments on the scheme. They note that the proposal would impact on the historic fabric which although largely beneficial would result in the loss of some material. They advise that a Photographic Record of the barn be made to secure a record of its present condition, in accordance with a written scheme of investigation.

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

Having regard to the above and the requirements of the NPPF, it is noted that the development would not harm the designated heritage asset and would result in heritage benefits through the removal of inappropriate windows and materials.

As such, the proposal complies the relevant Policies of the Ribble Valley Core Strategy and the requirements of Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework and would not result in harm to the designated heritage asset. Having regard to all material considerations and matters raised, the application is recommended for approval subject to conditions.

**RECOMMENDATION:**

That planning permission be granted subject to the imposition of conditions.